Barbara Nelson Chair

Phone (518) 279-7168 Fax (518) 270-4642



William Dunne Commissioner

Phone (518) 279-7166 Fax (518) 270-4642

Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Tuesday, July 21, 2015 at 6:00 P.M**. in the City Council Chambers, 5th Floor, City Hall, 433 River Street, in order to hear and decide on proposals for development as follows:

Old Business Agenda

PC2015-007 SEQRA & Conceptual Site Plan Review – proposal to construct a multi-story, mixed-use building structure at 1 Monument Square for the purpose of residential use (apartment dwellings), assembly use (Troy Farmer's Market as well as restaurant), zoned B-4, ID 101.53-1-1. Applicant is Monument Square, LLC of 199 West Road, Pleasant Valley, New York 12569

New Business Agenda

PC2015-059 SEQRA & Site Plan Review –Applicant is proposing a retail use (home-goods store and coffee bar). The building is located at 147 Fourth St, zoned B-4, ID 101.61-6-7. Applicant is Mike Romig of 116 Forts Ferry Rd. Latham, NY 12110.

PC2015-0060 SEQRA & Site Plan Review- Applicant is proposing to demolish a building on the property and construct an addition to the existing Gaerttner Linear Accelerator Center for Rensselaer Polytechnic Institute. The property is located at 220 Sunset Terrace, zoned INST, ID 101.50-1-1./1. Applicant is McKinney McDonald Architects of 11 British American Blvd Latham, NY 12110.

PC2015-0061 SEQRA & Site Plan Review- Applicant is proposing a business use (tattoo parlor). The building is located at 443 Fifth Ave, zoned B-2, ID 80.71-4-15.2. Applicant is Chad LeComb of 901 5th Ave. Troy, NY 12182.

PC2015-0062 SEQRA & Site Plan Review- Applicant is proposing an assembly use (fast food restaurant). The property is located at 120 Hoosick St. zoned B-3, ID 101.31-10-3./1. Applicant is Bohler Engineering of 17 Computer Drive West Albany, NY 12205.

PC2015-0063 SEQRA & Site Plan Review- Applicant is proposing a clothing store. The property is located at 561-565 Congress St, zoned B-2, ID 101.80-2-44. Applicant is Amanda Medina 220 6th Ave Apt 101 bldg A Troy, NY 12180.

PC2015-0064 SEQRA & Site Plan Review- Applicant is proposing a laundry mat. Previous use was a laundry mat. The building is located at 3 Winter St, zoned B-1, ID 112.83-3-11. Applicant is David Richter 66 North Pine Ave Albany, NY 12203.

PC2015-0065 SEQRA & Site Plan Review- Applicant is proposing to open a fire protection business (sprinkler systems). The property is located at 363 Fifth Ave, zoned B-2, ID 80.79-6-4. Applicant is Edward Matthews 36 Little Bear Rd. Troy, NY 12182.

PC2015-0066 SEQRA & Site Plan Review- Applicant is proposing 75 residential units. The property is located at 432-450 River St, zoned HWD, ID 101.38-1-1. Applicant is Vencino Bond Group LLC of 305 West Commercial Street Springfield, MO 65803.

PC2015-0067 SEQRA & Site Plan Review- Applicant is proposing storage and office space to suit. The property is located at 80 Second Ave, zoned B-2, ID 90.46-2-40.1. Applicant is Zack Mian 850 River St. Troy, NY 12180.

Should any unforeseen events occur, any of the proposals noted herein may not be reviewed at said hearing. Any proposals previously tabled by the Commission may be reviewed at this hearing without benefit of public notice. Any other proposals reviewed by the Commission at this hearing will receive publication in this newspaper at least five days prior to the hearing date.

Auxiliary aids and services are available for individuals or groups with disabilities. Please provide one-week advance notice for such service. For information contact the Troy Bureau of Engineering at 279-7179. Any person having interest in the above matters will be heard at said time and place.

City of Troy Planning Commission Andrew J. Donovan, Executive Secretary

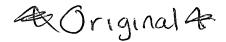
	eview Application	Zone District B-4
Applicant Name	Troy, New York Phone Number (s)	ZBA Case #
Mike Romig	Phone No. () -	ZDIX Case ii
116 Forts Ferry Road	Office No. () -	PC Case #
Latham NY 12110	Pager No. (585) 905-8619 Fax No. () -	PC2015-0059
Property Owner		PC Status
ROMIG MICHAEL 66% CHOWDHURY RASHDIE	34%	
Pursuant to the Provisions of Article 3.308, A of the Zon	ning Ordinance, I (we) do hereby apply to th the following:	e Zoning Board of Appeals for
Project Location	Ward/Plate	Tax Map ID
147 FOURTH ST	0203330	101.61-6-7
Project Description		
Applicant is proposing Retail store with coffee bar		
Planning Commission Review Required	Current Use	Proposed Use
SEQRA & Site Plan Review		Retail home furnishing store
SEQRA & She Plan Review		NEW COLUMN TO THE COLUMN TO TH
Planning Commission Hearing Date		Filing Fee
Tuesday, July 21, 201	5	\$ 100.00
RESOLUTION		
THE TROY CITY PLANNING COMMISSION HEI THE FOLLOWING STATEMENT:	REBY DIRECTS STAFF TO PROVIDE	ALL APPLICANTS WITH
"APPLICANTS SHOULD BE DULY ADVISED APPLICATION FOR SITE PLAN REVIEW M THESE ELEMENTS ARE NOT ADDRESSED, THE APPLICATION UNTIL SUCH TIME TH SATISFACTION OF THE COMMISSION."	UST BE FULLY ADDRESSED. IN THE COMMISSION RESERVES T	THE EVENT THAT THE RIGHT TO TABLE
I (we) certify that the information contained in this application (our) knowledge accurate and correct and that I (we) have re	on and on the Site Plan(s) submitted with this	s application is to the best of my
I (we) understand that I (we) am responsible for the placeme I (we) certify that the information contained in this applicatio (our) knowledge accurate and correct and that I (we) have re Staff. SIGNITURE OF APPLICANT:	on and on the Site Plan(s) submitted with this	s application is to the best of my

No.			
1			

The City of Troy Application For Permit

Location of Work: 14 Property Owner: Mich		Address: 147 Forth St	Phone: 585 -405-8619
Contractor: LA Ganz	41190711	Address:	Phone:
		Address:	Phone:
Tenant:			
☐ New Building ☐ Building Addition ☐ Alterations ☐ Repairs ☐ Siding ☐ Roofing ☐ Sign ☐ Sitework ☑ Miscellaneous ☐ Excavation		rk: F of Connecial Sy th coffee bor npty Letal	pace for retail
		Contrac	ctors Information
Construction Trades	Construction Cos		
☑ General	6,000	it Gonzale	<i>T</i>
Plumbing	4,000		
Electrical	5,000		
4 HVAC	10,000		
☐ Demolition			
☐ Excavation			
☐ Other			
Total:	25/000		
be employed without p	roviding workers c	ances of the City shall be co	
☐CONTRACTOR	APPLICANT'S	NAME (PRINT)	hue Romia
☐ OTHER	APPLICANT'S	10.40	1 Ronigagnail, Lom

buildingpermits/@troynv.gov (518) 687-1140



Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information		
Name of Action or Project: TENANT FIT-UP OF COMMERCIALS	50ale at 147.	Fourth St.
Project Location (describe, and attach a location map): 147 Fourth Street, Troy, NY 121	80	
Brief Description of Proposed Action: Fit-up of a retail store w wine box in rear with ad back patio area.	rith a coffee litimal seating	beer &
Name of Applicant or Sponsor: Michael Comig	Telephone: 585-905 E-Mail: MMRRom	-8619 ig@gmail.com
Address: 147 Fourth Street		<i>J</i>
City/PO:	State:	Zip Code: 2\ 80
1. Does the proposed action only involve the legislative adoption of a plan, loadministrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to	the environmental resources	that NO YES
2. Does the proposed action require a permit, approval or funding from any of If Yes, list agency(s) name and permit or approval:	other governmental Agency?	NO YES
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	acres acres acres	
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commo ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (some of the proposed action. ☐ Parkland	ercial Residential (subur	ban)

Page 1 of 3

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural		NO	YES
landscape?			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Ar If Yes, identify:	rea?	NO	YES
Tres, identify.			
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation service(s) available at or near the site of the proposed action?		M	
b. Are public transportation service(s) available at or near the site of the proposed action?			凤
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed act	tion?		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:		NO	YES
The proposed action will exceed requirements, describe design reactives and technologies.			
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			الها
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No describe medical forms with a superior to the superior t			
If No, describe method for providing wastewater treatment:			لها
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places? b. Is the proposed action located in an archeological sensitive area?		A	
5. Is the proposed action foodled in all archeological scholarve area.		K	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	1	NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		لفا	<u> </u>
			14.7°
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check a ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-succession ☐ Wetland ☑ Urban ☐ Suburban		ipply:	
	 T	NO	VEC
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO NO	YES
16. Is the project site located in the I00 year flood plain?		NO	YES
10. Is the project site rocated in the 100 year nood plant:		ÏŽ	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	-	NO	YES
If Yes, a. Will storm water discharges flow to adjacent properties?		3	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains	s)?	Nag-i	15.1
If Yes, briefly describe: NO LYES			Šau isl
			2610.75 (2) 1000.5 1000.5

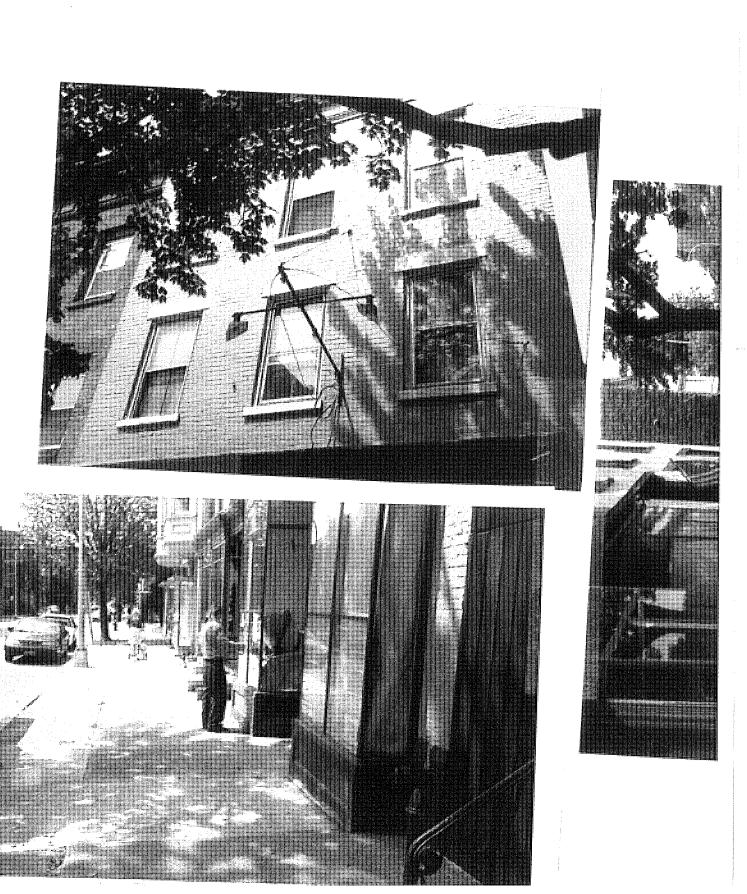
Page 2 of 3

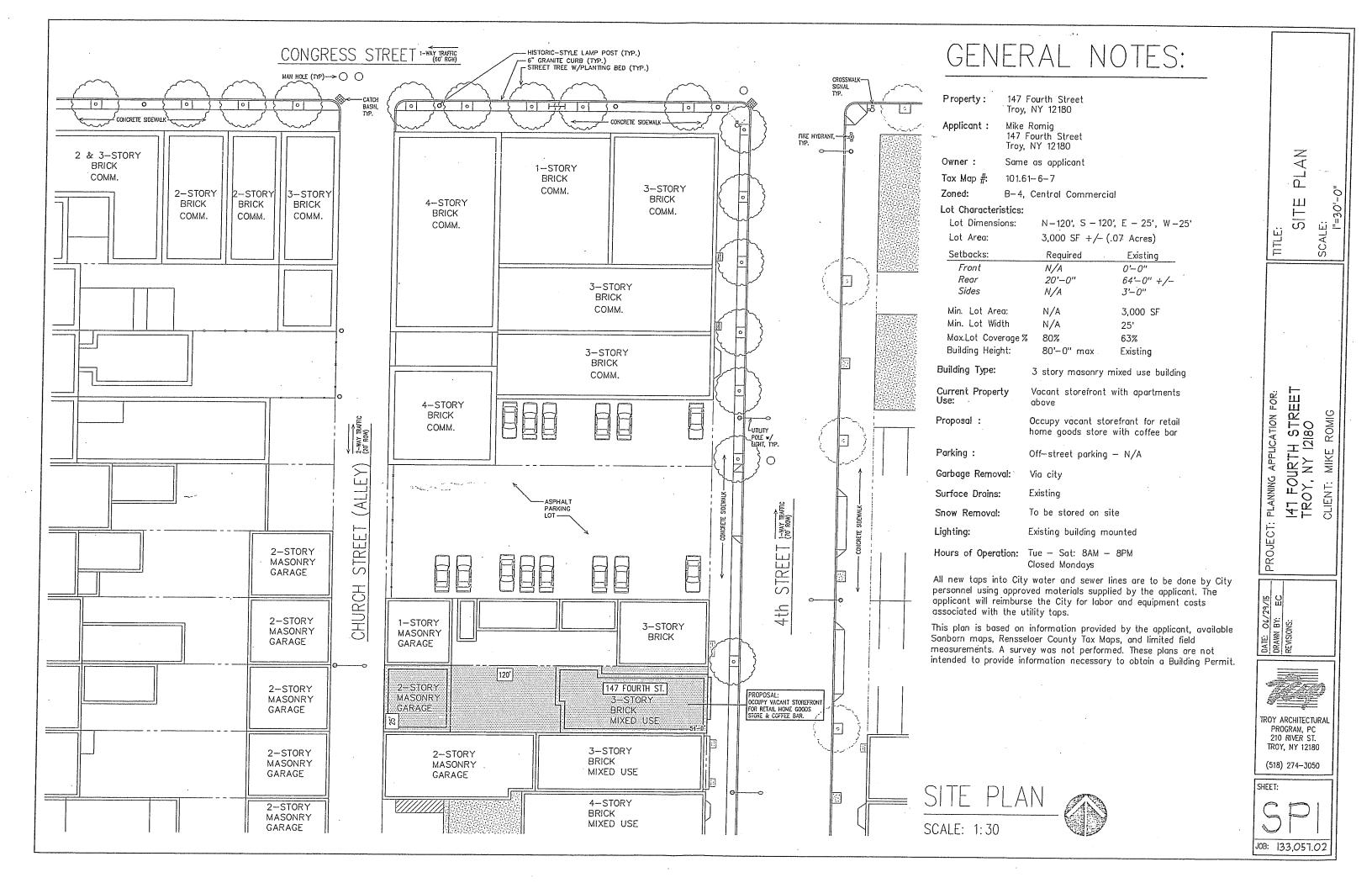
· ·			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain purpose and size:	B	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	3	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE E KNOWLEDGE	BEST O	F MY
Applicant/sponsor name: Michael Romiy Date: 6 July 2015 Signature:)	

PRINT FORM

Page 3 of 3





hone Number (s)	ZBA Case #
Phone No. () - Office No. (518) 783-8933 Pager No. () -	PC Case #
Fax No. (518) 783-9577	PC2015-0060 PC Status
	Phone No. () - Office No. (518) 783-8933 Pager No. () -

Pursuant to the Provisions of Article 3.308, A of the Zoning Ordinance, I (we) do hereby apply to the Zoning Board of Appeals for the following:

Project Location	Ward/Plate	Tax Map ID
220 SUNSET TER	1412940	101.50-1-1./1

Project Description

Applicant is proposing to demo a building on property and rebuild. The new building will be connected to the building next to it. If the new building is not connected zoning is required.

Planning Commission Review Required	Current Use	Proposed Use
SEQRA & Site Plan Review	College and university facility exclusive of fraternities and sororities	College and university facility exclusive of fraternities and sororities
Planning Commission Hearing Date	3	Filing Fee
Tuesday, July 21, 2015		\$ 500.00

RESOLUTION

THE TROY CITY PLANNING COMMISSION HEREBY DIRECTS STAFF TO PROVIDE ALL APPLICANTS WITH THE FOLLOWING STATEMENT:

"APPLICANTS SHOULD BE DULY ADVISED THAT ALL ELEMENTS REQUIRED FOR APPLICATION FOR SITE PLAN REVIEW MUST BE FULLY ADDRESSED. IN THE EVENT THAT THESE ELEMENTS ARE NOT ADDRESSED, THE COMMISSION RESERVES THE RIGHT TO TABLE THE APPLICATION UNTIL SUCH TIME THAT THE APPLICANT DOES ADDRESS THEM TO THE SATISFACTION OF THE COMMISSION."

I (we) understand that I (we) am responsible for the placement of notification signs per section 3.607 of the Zoning Ordinanace.

I (we) certify that the information contained in this application and on the Site Plan(s) submitted with this application is to the best of my (our) knowledge accurate and correct and that V(we) have read and understand the above resolution and the instructions provided by the Staff.

SIGNITURE OF APPLICANT:

Date Signed: 07/08/2015

*** RETURN THIS APPLICATION WITH FILING FEE AND 16 SITE PLAN COPIES ***

The City of Troy
Application For Permi

Location of Work: RPI - GAMATIVE INDICAL ACCUMENTATION CONTENT. Property Owner: RPI - GAMATIVE INDICAL ACCUMENTATION CONTENT. Phone: Pho	2	20 SUNSET	olication For Permit	
Property Owner: Property Owner: Phone: Address: 2021 TUSATS AW Phone: Phone: Tenant: The Address: Phone: Ph	Location of Work: 1	(O) A		LATOR CENTRA
Contractor: The Address: Phone: Tenant: Address: Phone: New Building Mulding Mulding Mulding Addition Alerations CMC, VIALS Repairs Giding Sign Roofing Sign Sign Sitework Proposed Use: SAME Construction Trades Construction Cost Contractors Information Proposed Use: SAME Construction Trades Construction Cost Contractors Information Plumbing Mulding Mulding Mulding Plumbing Plumbing Electrical Mulding Mulding Mulding Plumbing Mulding Mulding Plumbing Mulding Mulding Plumbing Plumbing Plumbing Mulding Mulding Plumbin	Property Owner: P	A	V	
New Building Addition Alterations Alte	Contractor: TVD			
Building Addition Alterations Repairs Siding Roofing Sign Current Use: PLSSGARCH Also Miscellaneous Excavation Proposed Use: SAME - Construction Trades Construction Cost Contractors Information General Plumbing Electrical Plumbing Plum	Tenant: NP	Α	Address:	Phone:
Plumbing	☐ Building Addition ☐ Alterations ☐ Repairs ☐ Siding ☐ Roofing ☐ Sign ☐ Sitework ☐ Miscellaneous	Current Use: 14	PUNS	
Plumbing	Construction Trades	Construction Cost	Contractors Infor	mation
□ Plumbing □ Electrical □ Demolition □ Excavation □ Other □ Total: □ Demolition of the Electrical of	☑ General			
Demolition Demolition Total: COUNTRACTOR APPLICANT'S SIGNATURE DOTHER APPLICANT'S EMAIL DATE Demolition Demolition Total: COUNTRACTOR APPLICANT'S EMAIL DATE DATE DATE DATE DATE DATE DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION Total: COUNTRACTOR DESCRIPTION DEMOLITIES Total: COUNTRACTOR Total: COUNTRACTOR DATE DATE	☐ Plumbing		LAND CANA	so stroottan sinices
Demolition Excavation Other Total:	☑ Electrical			
Dother Total: T	☑ /HVAC			
Total: Total: Total: Total: Total: Thereby make application for issuance of a permit for work described above. I agree that no person will be employed without providing workers compensation and disability benefits law coverage, as required by state law, and that all applicable ordinances of the City shall be complied with. I declare. Subject to be be perjury that statements made herein are true and correct to the best of my knowledge. OWNER APPLICANT'S SIGNATURE OTHER APPLICANT'S NAME (PRINT) DATE DATE DATE TOTAL T	☐ Demolition			
Total: To	☐ Excavation			
I hereby make application for issuance of a permit for work described above. I agree that no person will be employed without providing workers compensation and disability benefits law coverage, as required by state law, and that all applicable ordinances of the City shall be complied with. I declare. Subject to be be stof my knowledge. DOWNER APPLICANT'S SIGNATURE DOTHER APPLICANT'S NAME (PRINT) DATE DATE DATE DATE DATE	☐ Other	4		
be employed without providing workers compensation and disability benefits law coverage, as required by state law, and that all applicable ordinances of the City shall be complied with. I declare. Subject to be be stop my knowledge. OWNER APPLICANT'S SIGNATURE OCHER APPLICANT'S NAME (PRINT) OTHER APPLICANT'S EMAIL DATE DATE DATE DATE	Total:	\$100 JOU	000	
	be employed without proby state law, and that all benalty of perjury that stacked OWNER	oviding workers com applicable ordinanc atements made herei APPLICANT'S SIG APPLICANT'S NA	ppensation and disability benefits laves of the City shall be complied with are true and correct to the best of MATURE ME (PRINT) AIL DATE DATE AMOLDAMIC DATE	w coverage, as required 1. I declare. Subject to my knowledge. MAN WAY MO MMANCAS COM

Appendix C State Environmental Quality Review SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

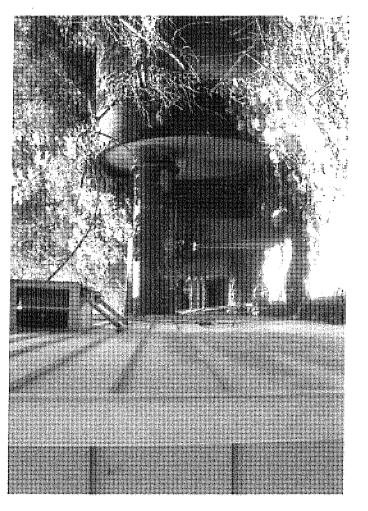
PART I - PROJECT INFORMATION (To be completed by A	applicant or Project Sponsor)
APPLICANT/SPONSOR Geoff MacDonald - McKinney MacDonald Architects c/o RPI	PROJECT NAME LINAC Experimental Field Station Addition & Modulator Room Expansion
PROJECT LOCATION: Municipality	County Rennselaer
4. PRECISE LOCATION (Street address and road intersections, prominent	landmarks, etc., or provide map)
Gaerttner Linear Accelerator Center, RPI, 3021Tibbits Ave.,	Troy NY 12180
PROPOSED ACTION IS: X New	on
6. DESCRIBE PROJECT BRIEFLY:	
Includes two work areas, one will be a 1058SF metal building a new field station for research. The second, will be a 1075S serve as the location for new research equipment.	addition to the existing monitoring station and will serve as F addition and expansion to the existing modular room and will
7. AMOUNT OF LAND AFFECTED: Initially80 acres Ultimately05	acres
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTH X Yes No If No, describe briefly	HER EXISTING LAND USE RESTRICTIONS?
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? Residential Industrial Commercial Describe: Educational [] [] [] [] [] [] [] [] [] [Agriculture Park/Forest/Open Space X Other
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NO	W OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY
(FEDERAL, STATE OR LOCAL)? Yes X No If Yes, list agency(s) name and perr	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID Yes X No If Yes, list agency(s) name and pern	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/AP Yes X No	
I CERTIFY THAT THE INFORMATION PROVIDED AB Applicant/sponsor name: Geoff MacDonald	OVE IS TRUE TO THE BEST OF MY KNOWLEDGE Date: 7/6/15
Signature:	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

Reset

PART II - IMPACT ASSESSMENT (To be completed by I	_ead Agency)
A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PA	ART 617.4? If yes, coordinate the review process and use the FULL EAF.
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED F declaration may be superseded by another involved agency. Yes No	OR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATE C1. Existing air quality, surface or groundwater quality or quantity, no potential for erosion, drainage or flooding problems? Explain brief	ise levels existing traffic nattorn solid wants production as the section of
C2. Aesthetic, agricultural, archaeological, historic, or other natural or	r cultural resources; or community or neighborhood character? Explain briefly:
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant h	nabitats, or threatened or endangered species? Explain briefly:
C4. A community's existing plans or goals as officially adopted, or a change	ge in use or intensity of use of land or other natural resources? Explain briefly:
C5. Growth, subsequent development, or related activities likely to be	induced by the proposed action? Explain briefly:
C6. Long term, short term, cumulative, or other effects not identified in	C1-C5? Explain briefly:
C7. Other impacts (including changes in use of either quantity or type of either quantity or either quantit	of energy)? Explain briefly:
WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL C ENVIRONMENTAL AREA (CEA)? Yes No If Yes, explain briefly:	CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL
IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED Yes No If Yes, explain briefly:	TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
geographic scope; and (f) magnitude. If necessary, add attachme sufficient detail to show that all relevant adverse impacts have been	Agency) ine whether it is substantial, large, important or otherwise significant. Each pan or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) ents or reference supporting materials. Ensure that explanations contain identified and adequately addressed. If question D of Part II was checked pact of the proposed action on the environmental characteristics of the CEA.
Check this box if you have identified one or more potentially large or EAF and/or prepare a positive declaration.	significant adverse impacts which MAY occur. Then proceed directly to the FULL
Check this box if you have determined, based on the information and NOT result in any significant adverse environmental impacts AND p	analysis above and any supporting documentation, that the proposed action WILL trovide, on attachments as necessary, the reasons supporting this determination
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)

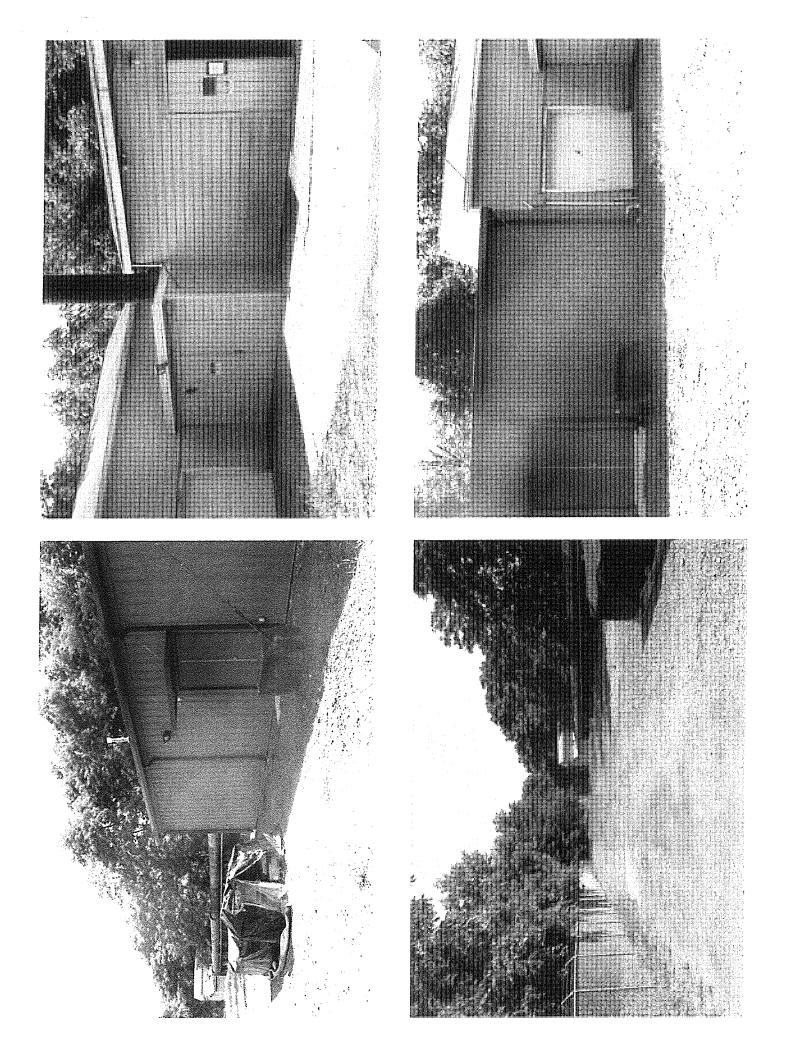
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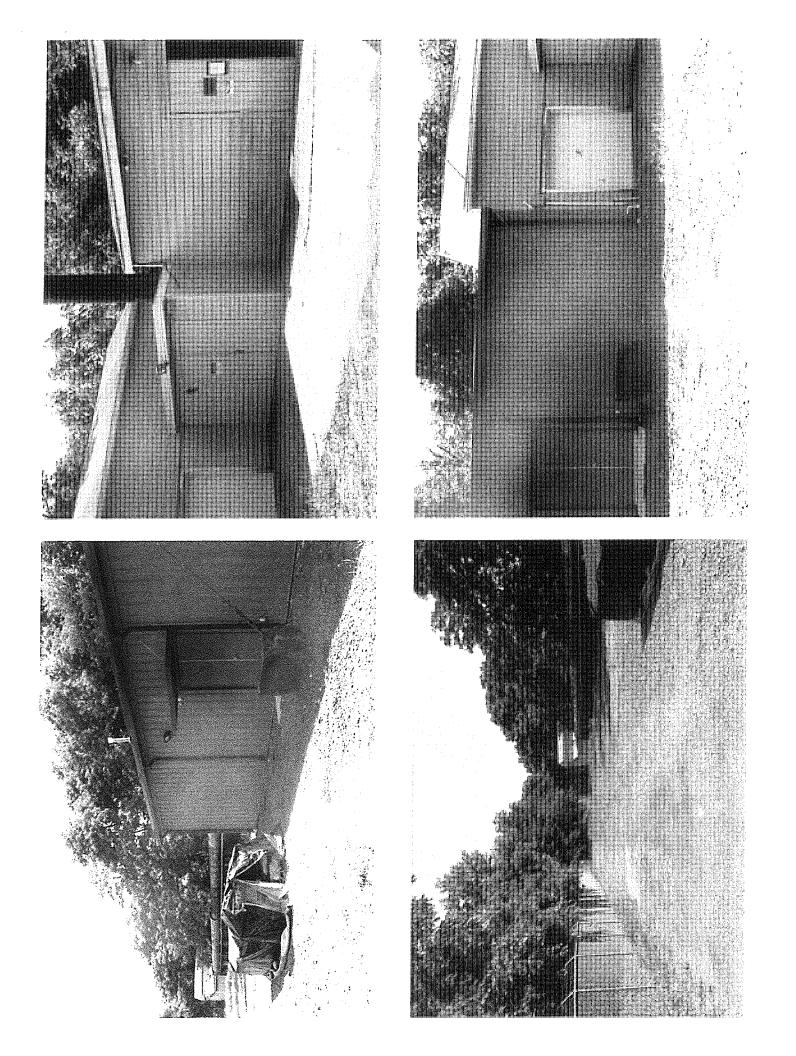


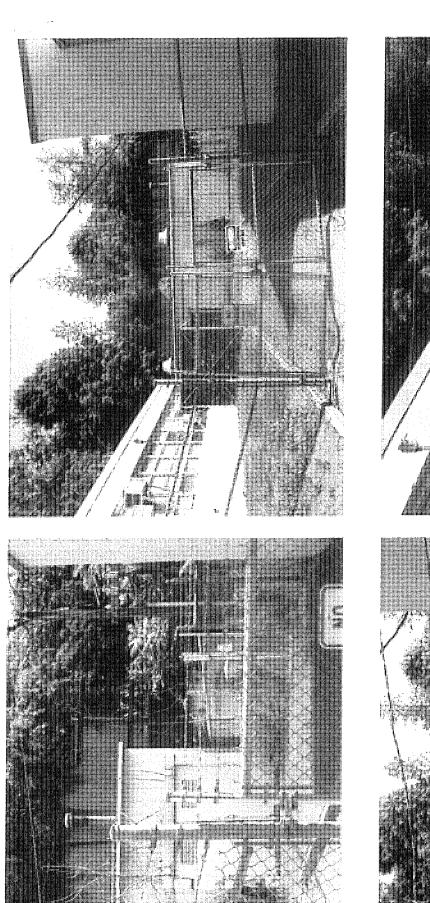


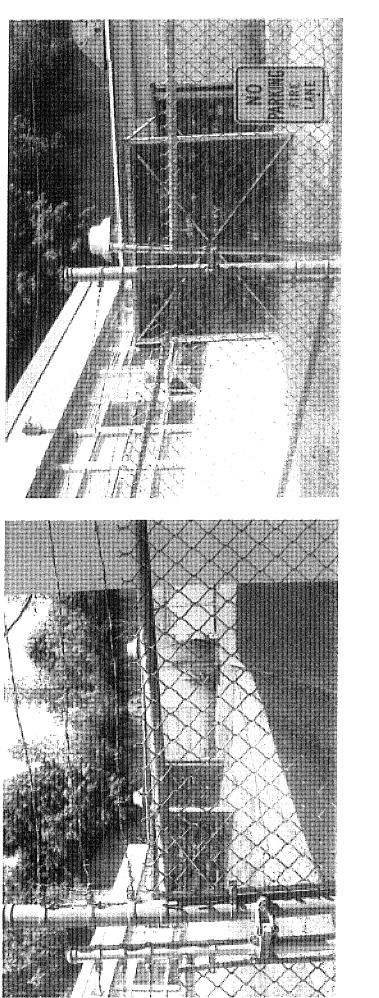




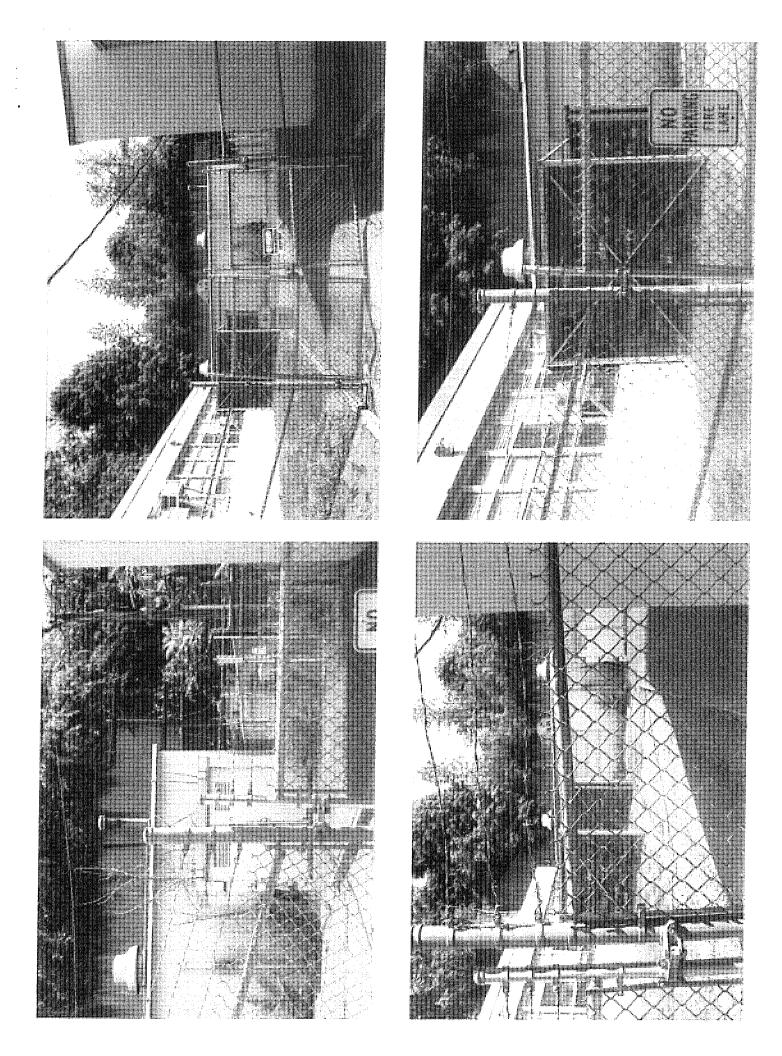


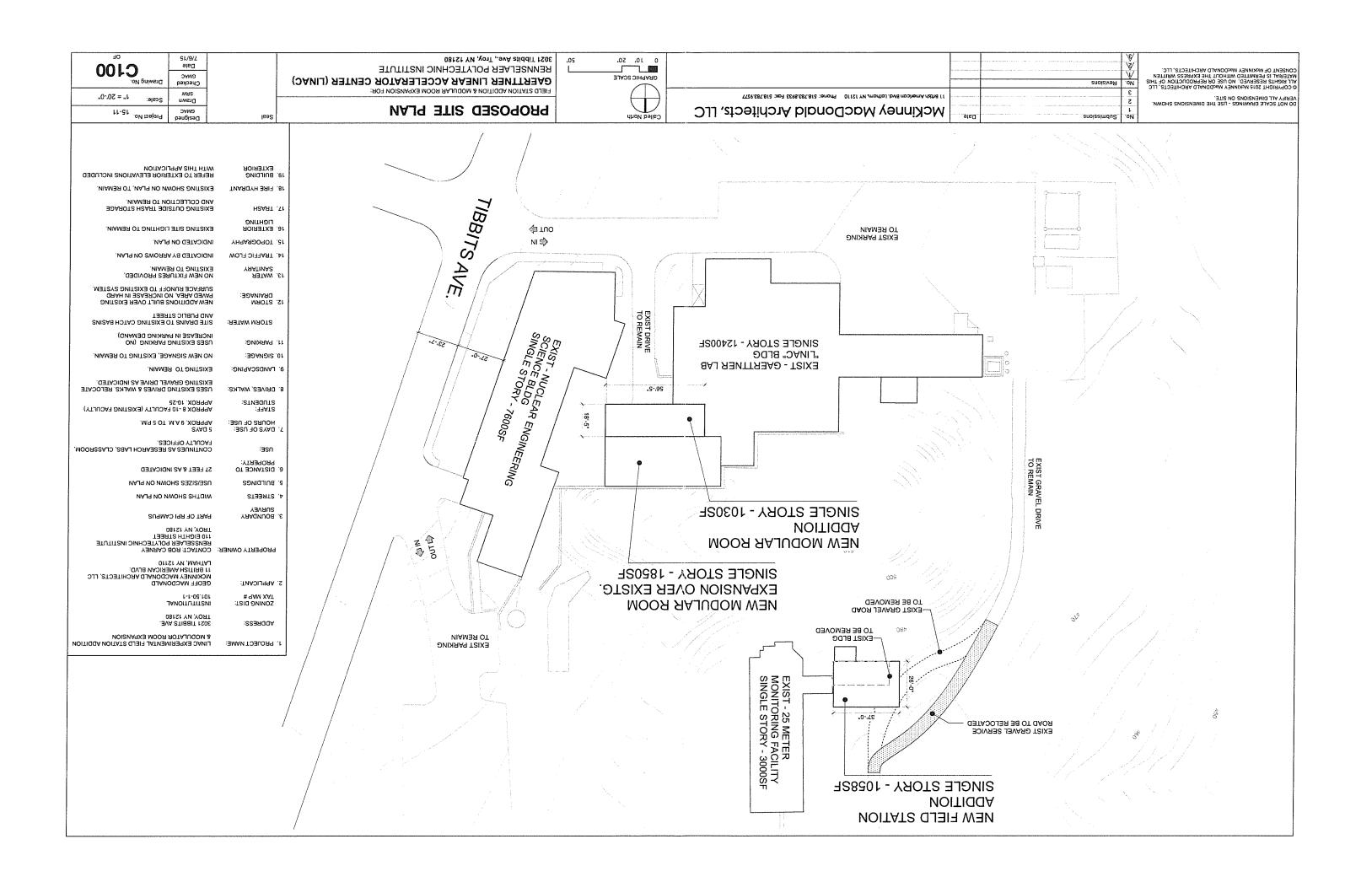












TROY	Site Plan Review Applica City of Troy, New York	tion	Zone District B-2
Applicant Name	Phone Number (s	s)	ZBA Case #
Chad Lecomb	Phone No. ()		ZB2015-0022
901 5th Ave	Office No. ()		PC Case #
Troy NY 12182	Pager No. (518)	·	PC2015-0061
Property Owner			PC Status
STEBBINS DEAN LECOMB CHA	AD		
Pursuant to the Provisions of Artic	cle 3.308, A of the Zoning Ordinance, I (we the following:	e) do hereby apply to i	he Zoning Board of Appeals for
Project Location		Ward/Plate	Tax Map ID
443 FIFTH AVE		1605641	80.71-4-15.2
Project Description			33.7.113.2
Applicant is proposing to open a Ta	attoo Parior		
Planning Commission Review Requ	ired C	urrent Use	Proposed Use
SEQRA & Site Plan Review			
Planning Commission Hearing Date			Filing Fee
Tuesday	y, July 21, 2015		\$ 100.00
RESOLUTION			
THE TROY CITY PLANNING O	COMMISSION HEREBY DIRECTS ST NT:	TAFF TO PROVIDE	ALL APPLICANTS WITH
APPLICATION FOR SITE P. THESE ELEMENTS ARE NO	E DULY ADVISED THAT ALL EL LAN REVIEW MUST BE FULLY OT ADDRESSED, THE COMMISS SUCH TIME THAT THE APPLIC OMMISSION."	ADDRESSED. IN SION RESERVES	NTHE EVENT THAT THE RIGHT TO TABLE
(we) certify that the information conta	sible for the placement of notification sign ined in this application-and on the Site Pla nd that I (we) have read and understand the	n(s) submitted with th	is application is to the best of my
IGNITURE OF APPLICANT:	<u> </u>		Date Signed: 07/08/2015
*** RETURN THIS	S APPLICATION WITH FILING FEE	AND 16 SITE PLAN	N COPIES ***

The City of Troy Application For Permit

Property Owner:	and Challe	GAddress: 901 5th And	Dhone
Contractor:	ev	Address:	Phone: 5/8 605696
Towns	ivic	Address:	Phone:
	TV (C		Phone:
☐ New Building ☐ Building Addition ☐ Alterations ☐ Repairs ☐ Siding ☐ Roofing ☐ Sign ☐ Sitework	Description Of W Chan to Current Use:		rew vinyl
☐ Miscellaneous ☐ Excavation	Proposed Use:	Tatto / Art Stud	<i>Vi</i>
Construction Trades	Construction Cos	t Contractors Infor	mation
General	3700		IIIatiOII
□ Plumbing	100	Owers	
] Electrical			
] HVAC			
Demolition			
Excavation			
Other			
Total:			
state law, and that all	applicable ordinance atements made here APPLICANT'S SIG		coverage, as required
CONTRACTOR OTHER	APPLICANT'S NA APPLICANT'S EM		2 Photonal

Buildingpermits: atroyny.gov (518-687-1140)

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information MK Tally		
Name of Action or Project:		
Project Location (describe, and attach a location map):		
Project Location (describe, and attach a location man):		
AAZ THA		
Brief Description of Proposed Action:		
Ster Description of Proposed Action:		
Change of use from To Tattoo/Art Studio	Cestavant to	
tather last of solve	•	
141100/A11 Stour		
·		
lame of Applicant or Sponsor:		
Chad Le Comb	Telephone: 518 605-6969 E-Mail: Chadle combe hit mai	
ddress:	E-Mail: Chadle conto @ botan	٩ .
901 510 /	12(0,000) (0,1,004)	-(
101 Ave Tray NY 12182		
Trai	State: Zip Code:	
Does the proposed action only involved to the first		
Does the proposed action only involve the legislative adoption of a pladministrative rule, or regulation?	an, local law, ordinance, NO Y	ES
Yes, attach a narrative description of the	· · · · · · · · · · · · · · · · · · ·	
y be affected in the municipality and proceed to Part 2. If no, continu	ie to question 2.	
2 000 the proposed action require a name t	any other governmental Agancia	
es. list agency(s) name and permit or approval:	any other governmental Agency? NO YI	ES
		7
Total acreage of the site of the proposed action?	426	_
Total acreage to be physically disturbed?	Obacres acres	
Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		
heck all land uses that occur on, adjoining and near the proposed action Urban [7] Rural (pop-agriculture)	O.B.	
Industrial Con	unercial Residential (autum)	
Forest Agriculture Aquatic Othe	r (specify):	
Parkland Dine	" (apoony)	- 1

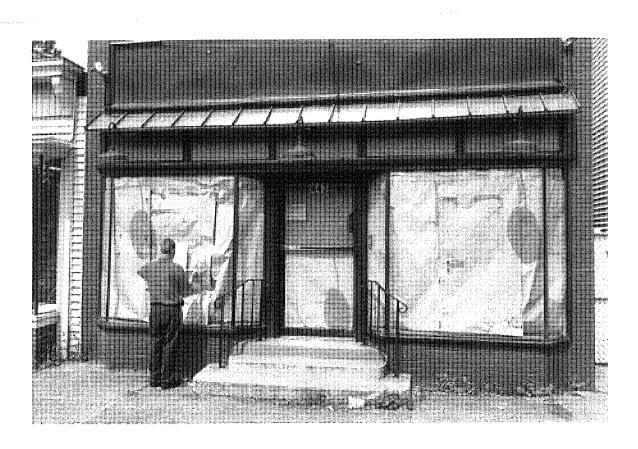
Page 1 of 3

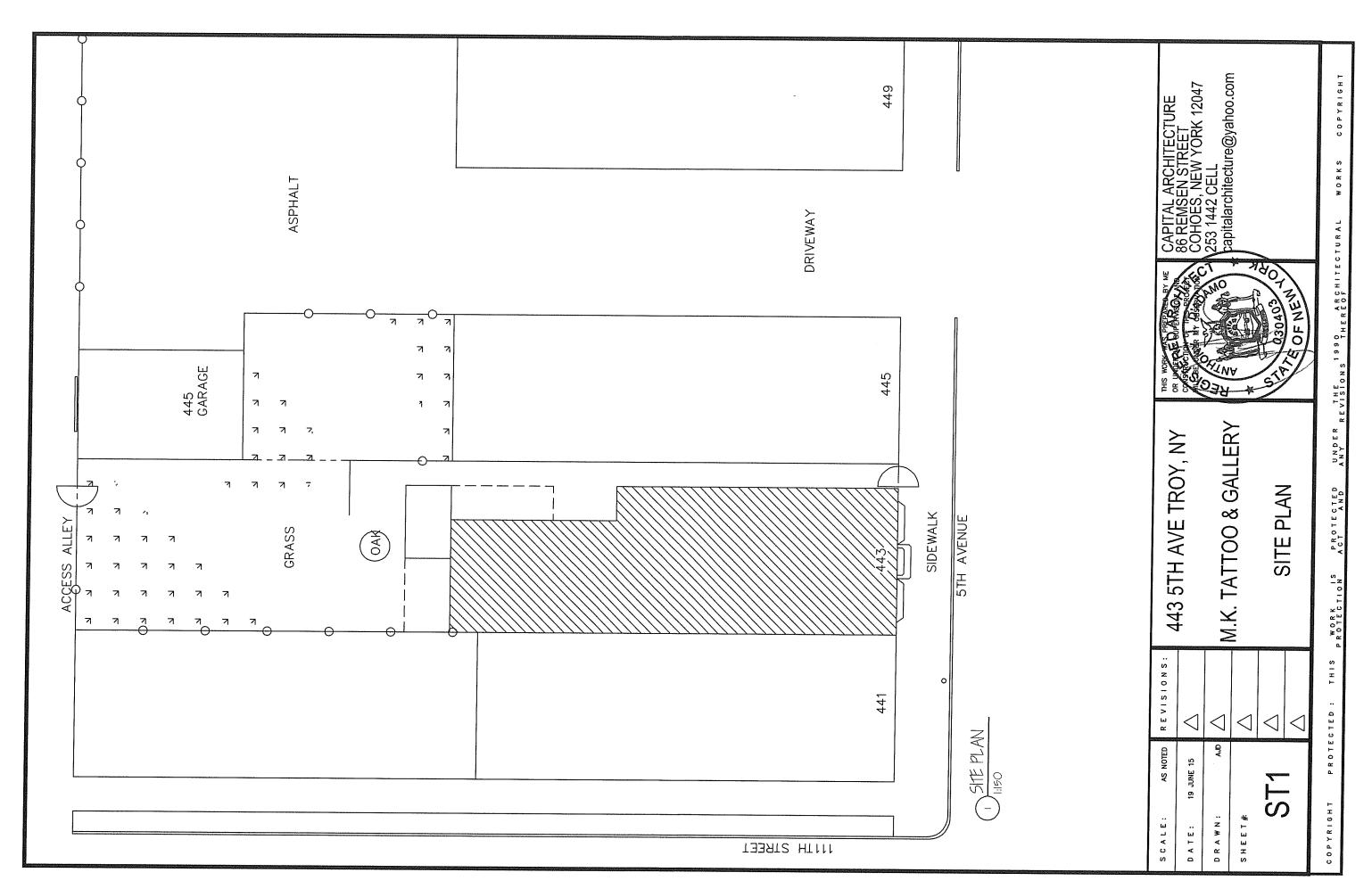
5. Is the proposed action. a. A permitted use under the zoning regulations?	NO YES N/A
	NO YES N/A
b. Consistent with the adopted comprehensive plan?	HHKH-
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	
7 leader in C.	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental A	
If Yes, identify:	rea? NO YES
8. a. Will the proposed action recult in a second s	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO YES
b. Are public transportation service(s) available at or near the site of the proposed action?	
a Are a second available at or near the site of the proposed action?	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action meet or exceed the state energy.	
9. Does the proposed action meet or exceed the state energy code requirements?	
If the proposed action will exceed requirements, describe design features and technologies:	NO YES
10. Will the proposed action connect to an existing public/private water supply?	
If No describe made to	NO YES
If No, describe method for providing potable water:	
Will the proposal a di	
11. Will the proposed action connect to existing wastewater utilities?	NO -
If No, describe method for providing wastewater treatment:	NO YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	
Places? State of National Register of Historic	NO YES
b. Is the proposed action located in an archeological sensitive area?	X
13. a. Does any portion of the site of the	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO, YES
b. Would the proposed action of the state of focal agency?	XIII
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	
The extent of alterations in square feet or acres:	_ [] []
	-
4. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all the short of the project site. Check all the short of the project site. Check all the short of the project site.	_
Shoreline	at apply:
Wetland Vurban Suburban	
5. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endowers 19	
an enterior of changeled?	NO YES
5. Is the project site located in the 100 year flood plain?	
	NO, YES
Yes,	XIII
a. Will storm water discharges them to a	NO YES
a. Will storm water discharges flow to adjacent properties?	
b. Will storm water discharges be directed.	
Yes, briefly describe:	
	1 1 1

Page 2 of 3

18. Does the proposed action include construction or other activities that result in the impoundment of	<u> </u>
water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	NO YES
19. Has the site of the proposed action or an edicition	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes. describe:	NO YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or If Yes, describe:	
If Yes, describe:	NO YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOYE IS TRUE AND ACCURATE TO THE B.	EST OF MY
Applicant/sponsor name: Signature: Charle (ant) Date: 6/22/15	
	i







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Site Plan Review Application City of Troy, New York		Zone District B-3	
Applicant Name	Phone Number (s)	ZBA Case #	
Bohler Engineering Josh O'Conn	Phone No. () -		
17 Computer Drive west	Office No. (518) 438-9900 Pager No. (518) 573-4778	PC Case #	
Albany NY 12205	Fax No. (518) 438-0900	PC2015-0062	
Property Owner		PC Status	
TROY PLAZA SC, L.P.			

Pursuant to the Provisions of Article 3.308, A of the Zoning Ordinance, I (we) do hereby apply to the Zoning Board of Appeals for the following:

Project Location		Tax Map ID
120 HOOSICK ST	0702700	101.31-10-3./1

Project Description

Applicant is proposing a fast food restaurant

Current Use	Proposed Use
Grocery store, pharmacy, bakery	Restaurants that can accommodate more than 25 customers at one time or requiring a lot larger than 8,000 sq ft in area
ı	Filing Fee
	\$ 500.00
	Grocery store, pharmacy,

RESOLUTION

THE TROY CITY PLANNING COMMISSION HEREBY DIRECTS STAFF TO PROVIDE ALL APPLICANTS WITH THE FOLLOWING STATEMENT:

"APPLICANTS SHOULD BE DULY ADVISED THAT ALL ELEMENTS REQUIRED FOR APPLICATION FOR SITE PLAN REVIEW MUST BE FULLY ADDRESSED. IN THE EVENT THAT THESE ELEMENTS ARE NOT ADDRESSED, THE COMMISSION RESERVES THE RIGHT TO TABLE THE APPLICATION UNTIL SUCH TIME THAT THE APPLICANT DOES ADDRESS THEM TO THE SATISFACTION OF THE COMMISSION."

I (we) understand that I (we) am responsible for the placement of notification signs per section 3.607 of the Zoning Ordinanace.

I (we) certify that the information contained in this application and on the Site Plan(s) submitted with this application is to the best of my (our) knowledge accurate and correct and that I (we) have read and understand the above resolution and the instructions provided by the Staff.

SIGNITURE OF APPLICANT:

Caette Simmons

Date Signed: 07/09/2015

The City of Troy Application For Permit

Location of Work: Troy	Plaza, 120 Hoosick	Street		
Property Owner: Troy Plaza SC, LP		Address: 314 Fairview Road		Phone: 610-668-1601
Contractor:		Address:		Phone:
Tenant:		Address:		Phone:
New Building □ Building Addition	Description Of Wo	ork: Construction	n of a 2,600 sf resta	urant with drive-thru and
☐ Building Addition☐ Alterations	appurtenant par	rking and utilities		
☐ Repairs ☐ Siding				
☐ Roofing				
□ Sign □ Sitework	Current Use: Parl	king lot for existing	j retail plaza	
☐ Miscellaneous ☐ Excavation	Proposed Use: Fa	st food restaurant		
	T			
Construction Trades Construction Cost Contractors Information				formation
☐ General	\$750,000	Not yet selected		
☐ Plumbing				
☐ Electrical				
□HVAC				
☐ Demolition				
☐ Excavation				
☐ Other				
Total:	\$750,000			
be employed without pr	oviding workers co I applicable ordinar	ompensation and nees of the City strein are true and IGNATURE	disability benefits shall be complied to correct to the best TROY PLAZA By: 120 Hoots Soles	•
	-	- 1 1 1 L	- · · · · · · · · · · · · · · · · · · ·	

buildingpennits@troyny.gov (518) 687-1140

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

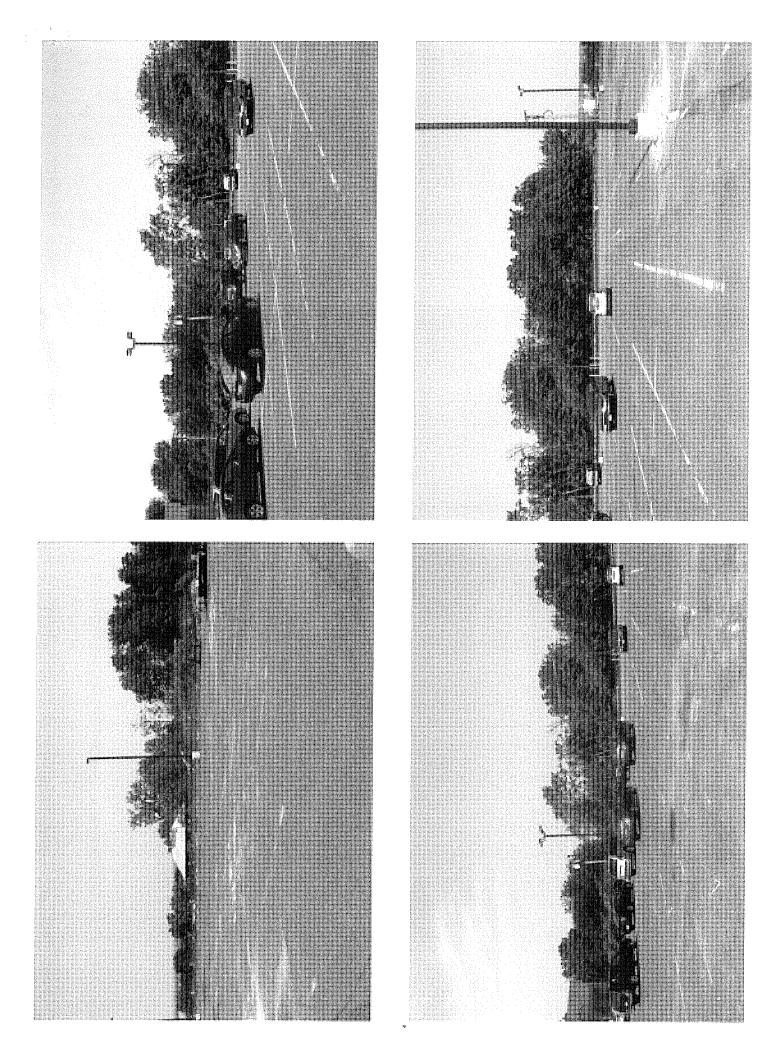
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

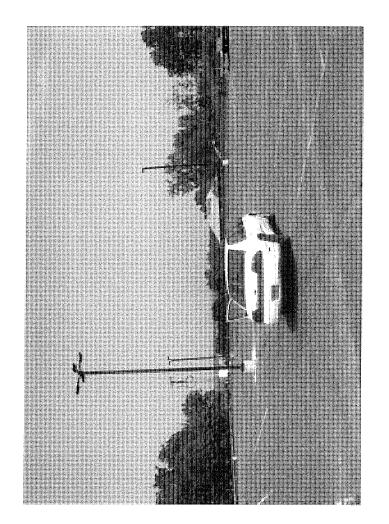
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

D. 41 D. C. 4					
Part 1 - Project and Sponsor Information					
Name of Action or Project:					
Troy Plaza Fast Food Restaurant					
Project Location (describe, and attach a location map):					
120 Hoosick Street, Troy, NY. On the southerly side of Hoosick Street approximately .2	5 miles f	rom the terminus of 787 in	ntercha	ange	
Brief Description of Proposed Action:					
The applicant proposes a 2,600 +/- sf drive-thru fast food restaurant with attendant park the Northwesterly corner of the existing retail plaza at 120 Hoosick Street.	king and	utilities. The proposed fac	cility is	to be lo	cated on
Name of Applicant or Sponsor:	Telen	hone: 610-668-1601			
Toy Plaza SC, LLC					
	E-Ma	II:			
Address:					
314 Fairview Road					
City/PO:		State:	Zip	Code:	
Penn Valley		PA	1907	2	
1. Does the proposed action only involve the legislative adoption of a plan, leadministrative rule, or regulation?	ocal lav	v, ordinance,	-	NO	YES
If Yes, attach a narrative description of the intent of the proposed action and	the env	ironmental resources t	that	\overline{V}	
may be affected in the municipality and proceed to Part 2. If no, continue to	questio	n 2.		V I	
2. Does the proposed action require a permit, approval or funding from any	other go	overnmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: City of Troy Planning Board					
City of Froy Planning Board					V
3.a. Total acreage of the site of the proposed action?	12 +	·/- acres			L
b. Total acreage to be physically disturbed?	0.9+	·/- acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	40.1	1.00000			
or controlled by the applicant or project sponsor?	12 +	<u>-/-</u> acres			
4. Check all land uses that occur on, adjoining and near the proposed action.					
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Comm	ercial	✓ Residential (suburt)	ban)		
☐Forest ☐Agriculture ☐Aquatic ☐Other (specify)):			
Parkland					

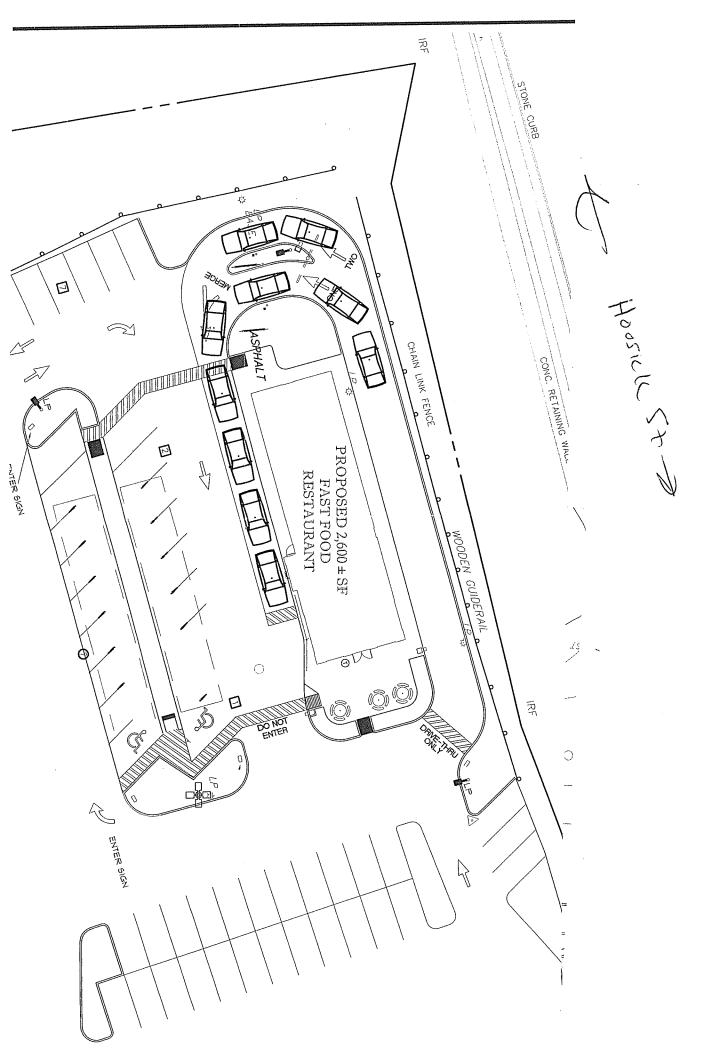
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?			
		V	
6. Is the proposed action consistent with the predominant character of the existing built or natural		NO	YES
landscape?			V
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Ar	ea?	NO	YES
If Yes, identify:			120
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	N/PG
o. a. will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation service(s) available at or near the site of the proposed action?			
(c) which is a size of the proposed action.			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed act	ion?		V
9. Does the proposed action meet or exceed the state energy code requirements?		<u> </u>	<u> </u>
9. Does like proposed action meet of exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			l —
		✓	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			
			V
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
12 - D41ittitititititi		1	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places?			
b. Is the proposed action located in an archeological sensitive area?			
		IШ	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain	 l	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?		7	
		LV.	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
14. Identify the trained hebitet transaction and the second secon		<u> </u>	L
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all		apply:	
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-succession	nal		
☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	YES
		10	1179
by the State or Federal government as threatened or endangered?			
16. Is the project site located in the 100 year flood plain?			VEC
10. Is the project site located in the 100 year 11000 plant?		NO	YES
		∐ √	
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
If Yes,			
a. Will storm water discharges flow to adjacent properties?			$ \checkmark $
		_	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		
If Yes, briefly describe:	,·		İ
Project will not increase impervious cover. All stormwater will discharge in a manner consistent with existing site hydro	Noov		
, a mainter consistent with existing site nyord	INAX		
			İ

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain purpose and size:		
	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:		
		L
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:		ГП
		لــا
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE I KNOWLENGE	BEST O	F MY
\		
Applicant/sponsor name: SERIEN TITULUS Date: 7.10.15 Signature: But FREE 65 PROFY)	
Signature: BHZER BIG AS PROXY		









TROY Site Plan Review Application City of Troy, New York		Zone District B-2
Applicant Name	Phone Number (s)	ZBA Case #
Amanda Medina 2000 6th Ave Apt. 101 Bldg A Troy NY 12180	Phone No. () - Office No. () - Pager No. (787) 692-5889 Fax No. () -	PC Case # PC2015-0063
Property Owner		PC Status
ETX REALTY GROUP		
Pursuant to the Provisions of Article 3.308,	A of the Zoning Ordinance, I (we) do hereby apply to the Zo	oning Board of Appeals for

Project Location	Ward/Plate	Tax Map ID
561-565 CONGRESS ST	1801560	101.80-2-44

Project Description

Applicant is proposing a clothing store

Planning Commission Review Required	Current Use	Proposed Use
SEQRA & Site Plan Review	Tailor shop, shoe sales and repair shop, barber shop, beauty shop, photographic studio, Laundromat, florist shops	Liquor store, video rental store, sporting goods store, auto supply store, clothing store, hobby store
Planning Commission Hearing Date		Filing Fee
Tuesday, July 21, 2015		\$ 100.00

RESOLUTION

THE TROY CITY PLANNING COMMISSION HEREBY DIRECTS STAFF TO PROVIDE ALL APPLICANTS WITH THE FOLLOWING STATEMENT:

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I (we) understand that I (we) am responsible for the placement of notification signs per section 3.607 of the Zoning Ordinanace.

I (we) certify that the information contained in this application and on the Site Plan(s) submitted with this application is to the best of my (our) knowledge accurate and correct and that I (we) have read and understand the above resolution and the instructions provided by the Staff.

SIGNITURE OF APPLICANT:

Short Environmental Assessment Form Part I - Project Information

Instructions for Completing

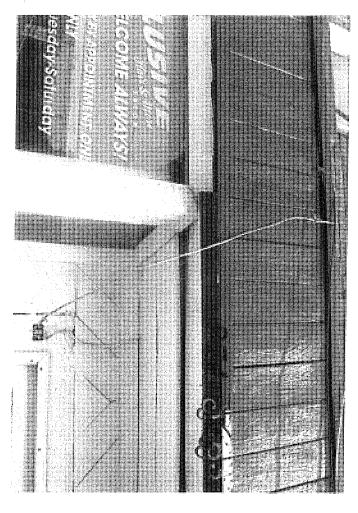
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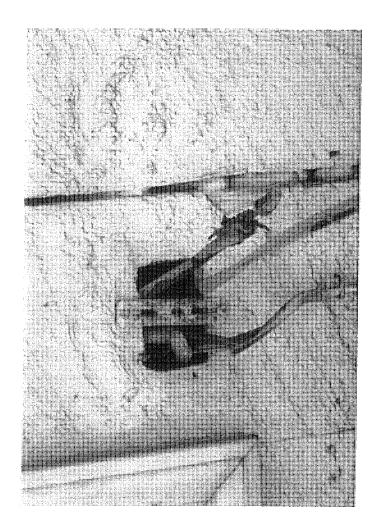
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

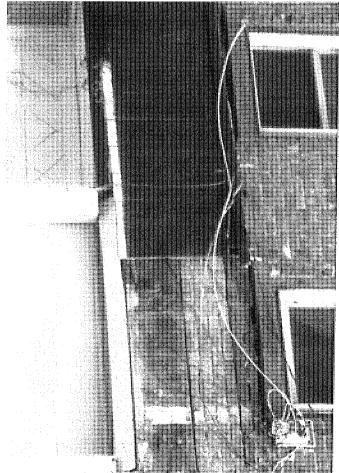
Name of Action or Project:	
Project Location (describe, and attach a location map): Congress & Bruns will	
Project Location (describe, and attach a location map):	
Congress (a) Brunswick	
Brief Description of Proposed Action:	
lame of Applicant or Sponsor:	Telephone:
Articalor Medias	Telephone: (787) (1927-588)
ddress:	
ddress: Compared of Spoisor: Compared of Median, Compared of	00+ 101
ity/PO:	State: Zip Code:
Does the proposed action of the proposed acti	N/1 12/80
administrative rule or regulation?	lan, local law, ordinance, NO VE
Yes, attach a parrative description of the trace of the	and the environmental resources that
Does the proposed action require a permit, approval or funding from 'es. list agency(s) name and permit or approval:	any other governmental Agency? NO YE
e permit of approval.	
Total acreage of the size of the	
Total acreage of the site of the proposed action?	. 22 acres
Total acreage to be physically disturbed?	acres
Total acreage (project site and any contiguous properties)	
Total acreage to be physically disturbed? Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	acres
or controlled by the applicant or project sponsor? heck all land uses that occur on, adjoining and near the present.	
Total acreage (project site and any contiguous properties)	

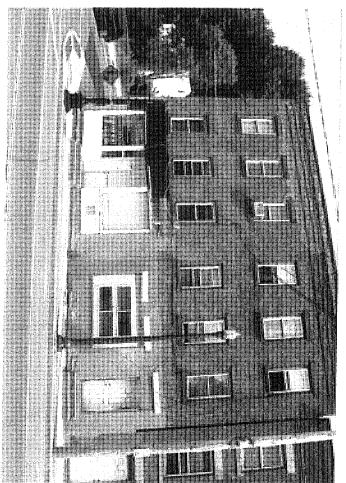
5. Is the proposed action.	
a. A permitted use under the zoning regulations?	NO YES N
b. Consistent with the adopted comprehensive plan?	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	al NO YI
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environme If Yes, identify:	ental Area? NO YE
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO YE
b. Are public transportation service(s) available at or near the site of the proposed action?	D C
c. Are any pedestrian accommodations or bicycle routes available	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO YES
10. Will the proposed action connect to an existing public/private water supply?	
If No describe week at a	NO YES
If No, describe method for providing potable water:	
11. Will the proposed action connect to existing wastewater utilities?	NO YES
If No, describe method for providing wastewater treatment:	TI NO TES
 12. a. Does the site contain a structure that is listed on either the State or National Register of Histor Places? b. Is the proposed action located in an archeological sensitive area? 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, con wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbod. If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check Shoreline Forest Agricultural/grasslands Early mid-success. 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? 16. Is the project site located in the 100 year flood plain? 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? 	tain NO YES y? Call that apply: sional NO YES NO YES NO YES NO YES
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drain If Yes, briefly describe: NO YES	is)?

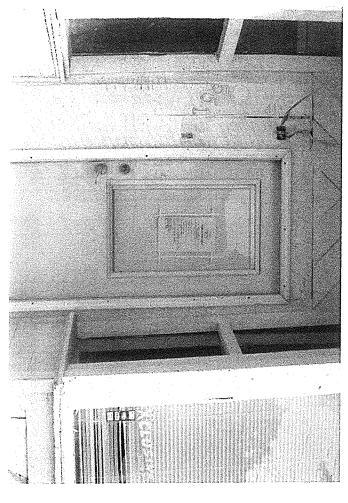
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	NO Y
19. Has the site of the proposed action or an adjoining property been the location of an active or closed If Yes. describe:	NO YI
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or If Yes, describe:	NO YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE B Applicant/sponsor name: Amanan Medina Date: 7/6/15	EST OF MY
Signature: Date: 7/6/15	

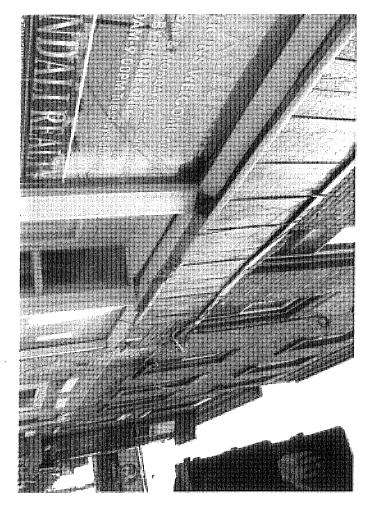


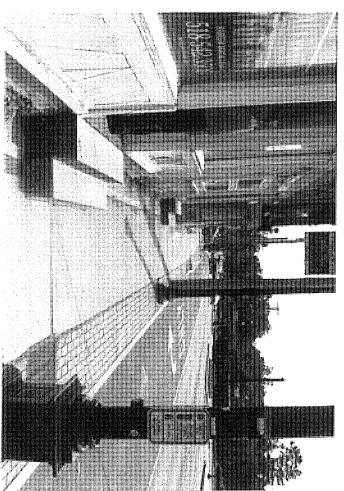




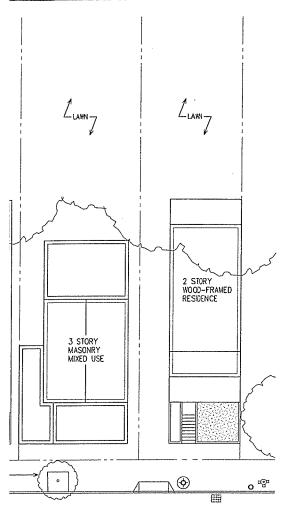












GENERAL NOTES:

561 Congress Street Property:

Troy, NY 12180

Applicant: 'Amanda Medina

2000 6th Avenue Building A - Apt. 101

Troy, NY 12180

Owner:

ETX Realty Group 169 S. Main Street New City, NY 10956

Tax Map #: 101.80-2-44

Zoned:

B-2, Community Commercial

Lot Characteristics:

Lot Dimensions: N-75', S-75', E-129', W-129'

Lot Area: 9,675 SF +/- (.22 Acres) Setbacks:

Required Existing Front 10'-0" 0'-0" Rear 40'-0" 87'-0" Sides 10'-0" total 0'-0" Max. Lot Area: 20,000 SF 9,675 SF Min. Lot Width 40'-0" 75'-0" Max.Lot Goverage % 60% 46% (all bldgs.) 40'-0" max Existing

Building Height:

Building Type:

3 story masonry mixed use building

Current Property

Vacant storefront

Proposal:

Occupy vacant storefront as a beauty

boutique

Parking:

Off-street parking - 1.25 per 300 SF of floor area. Floor area is approx. 1,000 SF/300 SF = 4 required parking spaces.Applicant is to have an agreement with Mt. Ida Community Baptisit Church to use their parking lot for the 4 required

parking spaces.

Garbage Removal:

Via city

Surface Drains:

Existing

Snow Removal:

To be stored on site

Signage:

To conform to zoning regulations.

Lighting:

Existing building mounted

Hours of Operation: Monday - Saturday: 11AM - 7PM

Closed Sundays

All new taps into City water and sewer lines are to be done by City personnel using approved materials supplied by the applicant. The applicant will reimburse the City for labor and equipment costs associated with the utility taps.

This plan is based on information provided by the applicant, available Sanborn maps, Rensselaer County Tax Maps, and limited field measurements. A survey was not performed. These plans are not intended to provide information necessary to obtain a Building Permit.

SITEPLAN SCALE: I'' = 30'-0''



Ш $\overline{\Omega}$ TITLE:

| SCALE: |"=30'-

PLANNING APPLICATION

PROJECT:

AMANDA 딩

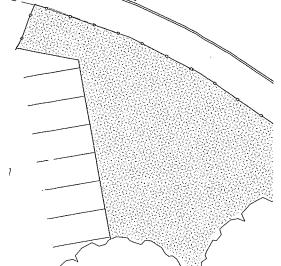
06/29/15 MSIONS: DRAWN DATE:



TROY ARCHITECTURAL PROGRAM, PC 210 RIVER ST. TROY, NY 12160

(518) 274-3050

SHEET: 153,038



City of Troy, New York Applicant Name Phone Number (s) David richter 66 North Pine Ave Albany NY 12203 Pager No. () - Fax No. () - Fax No. () - PC Case # PC2015-0064 PCS Status PC Status PC Status PC Status PC Status PC Status PC Status PC Status PC Status PC Status PC Status Popplicant Name PC Status Popplicant to the Provisions of Article 3.308, A of the Zoning Ordinance, I (we) do hereby apply to the Zoning Board of Appeals for the following: Project Location Ward/Plate Tax Map ID Ward/Plate Tax Map ID Ward/Plate Tax Map ID Troject Description Applicant is proposing a laundry mat. Previous use was a laundry mat Proposed Use Neighborhood commercial establishments specifically designed to provide daily customer services to live deally customer serv	TIV	Site Plan Review Appli	cation	Zone District
Phone Number (s) ZBA Case #				B-1
Office No. () - PC Case # Pager No. () - PC Case # PC2015-0064	Applicant Name		er (s)	ZBA Case #
Alloany NY 12203 Pager No. () PC Case # PC2015-0064 Property Owner PC Status RICHTER DAVID Pursuant to the Provisions of Article 3.308. A of the Zoning Ordinance. I (we) do hereby apply to the Zoning Board of Appeals for the following: Project Location Ward/Plate Tax Map ID 0503150 112.83-3-11 Project Description Applicant is proposing a laundry mat. Previous use was a laundry mat Imming Commission Review Required Current Use Neighborhood commercial cashidances specifically designed to provide displacement of the specifically designed to provide displacement of the specifically designed to provide displacement of the specifically designed to provide displacement of the specifically designed to provide displacement of the specifically designed to provide displacement of the specifically designed to provide displacement of the specifically designed to provide displacement of the specifically designed to provide displacement of the specifical designed to p	David richter	,) -	
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ff.	(we) certify that the information cont our) knowledge accurate and correct a taff.	ained in this application and on the Site and that I (we) have read and understand	Plan(s) submitted with this a	pplication is to the best of my instructions provided by the
#** RETURN THIS APPLICATION WITH FILING FEE AND 16 SITE PLAN COPIES ***	IGNITURE OF APPLICANT:			Date Signed: 07/09/2015

Appendix C State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

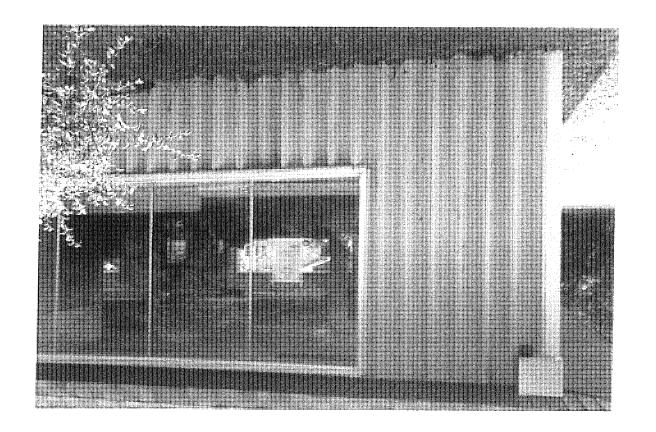
PART I - PROJECT INFORMATION (To be completed by	Applicant or Project Sponsor)
1. APPLICANT/SPONSOR	2. PROJECT NAME
David Richter	
3. PROJECT LOCATION: 3 Winter Street, Troy. N	Y. 12180
Municipality / Lod	County D
4. PRECISE LOCATION (Street address and road intersections, prominer	nt landmarks, etc., or provide map)
3 Winter Street / Brockusen Avenue	/ Pauling Avenue
PROPOSED ACTION IS: New Expansion Modification/alteration	ion
6. DESCRIBE PROJECT BRIEFLY:	
Re-establish Laundromat in an exis	ting building
7. AMOUNT OF LAND AFFECTED: Initially acres Ultimately	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OT	acres
Yes No If No, describe briefly	HER EXISTING LAND USE RESTRICTIONS?
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? X Residential	Agriculture Park/Forest/Open Space Other
ID. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NO (FEDERAL, STATE OR LOCAL)? Yes No If Yes, list agency(s) name and permits the permits of the perm	W OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY mil/approvals:
DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID Yes No If Yes, list agency(s) name and perm	PERMIT OR APPROVAL? nil/approvals:
2. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/AP Yes No	
I CERTIFY THAT THE INFORMATION PROVIDED ABO Applicant/sponsor name: David Richter	OVE IS TRUE TO THE BEST OF MY KNOWLEDGE Date: C1/01/15
Signature: Devid Richts	

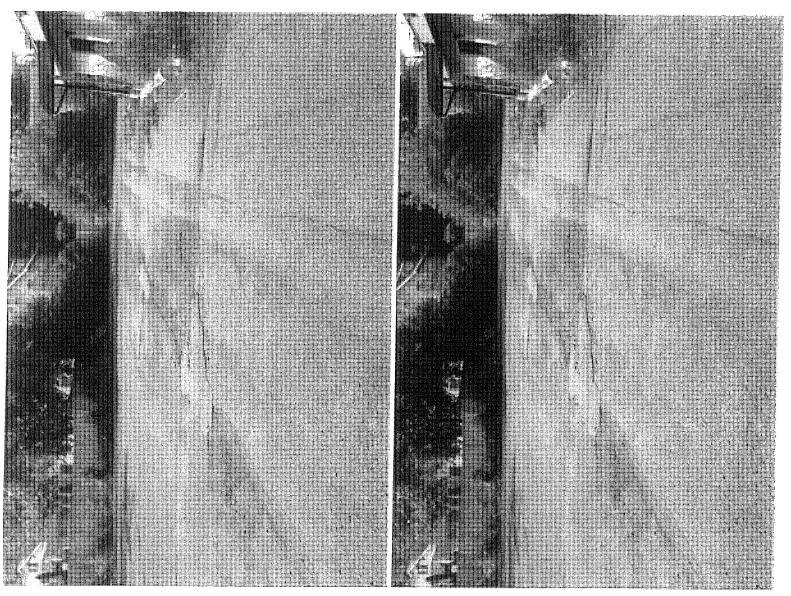
If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

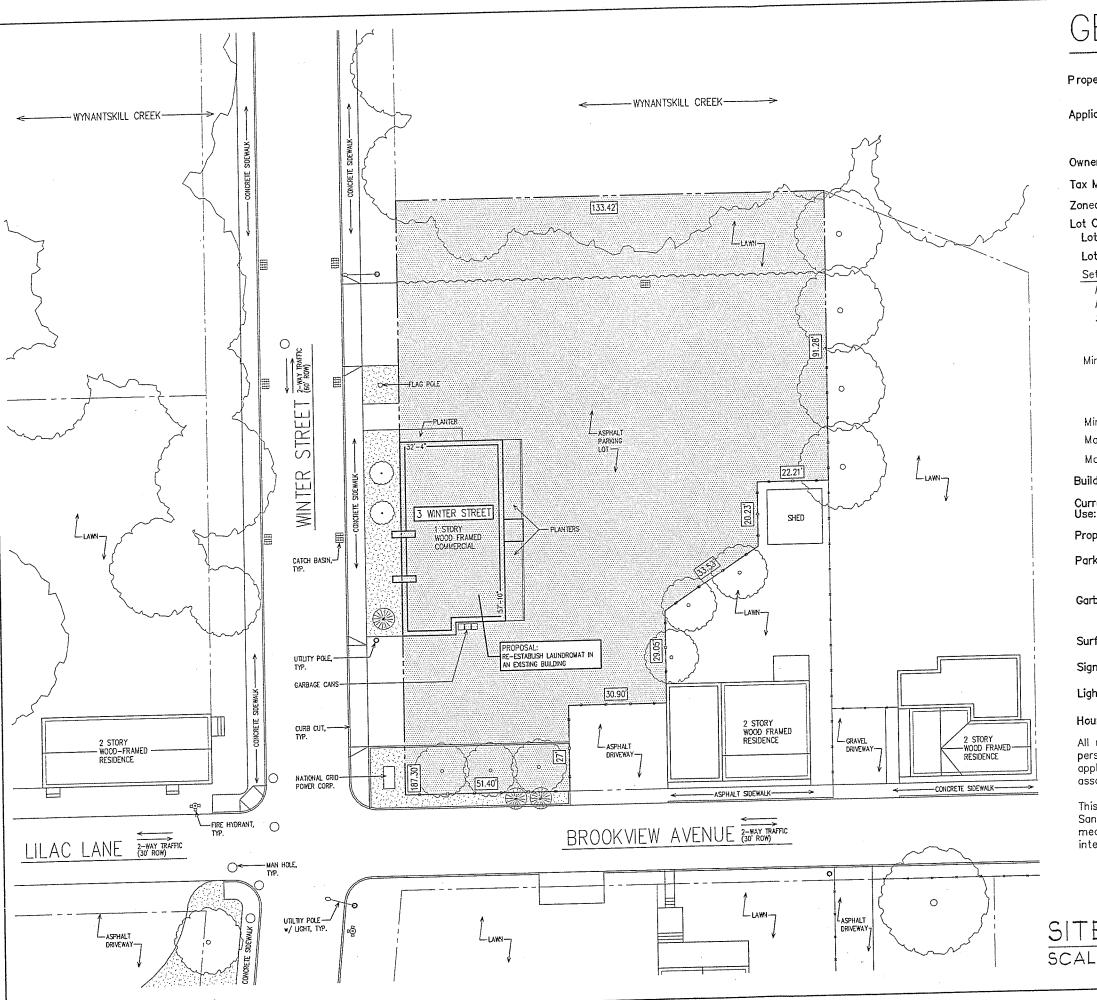
Reset

PART II - IMPACT ASSESSMENT (To be completed by	Lead Agency)
A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, F	PART 617.4? If yes, coordinate the review process and use the FULL EAR
Yes No	FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIAT C1. Existing air quality, surface or groundwater quality as quality.	ED WITH THE FOLLOWING: (Appropriate may be benefit as it as
C1. Existing air quality, surface or groundwater quality or quantity, n potential for erosion, drainage or flooding problems? Explain br	
C2. Aesthetic, agricultural, archaeological, historic, or other natural of	or cultural resources; or community or neighborhood character? Explain briefly
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant	habitats, or threatened or endangered species? Explain briefly:
C4. A community's existing plans or goals as officially adopted, or a char	nge in use or intensity of use of land or other natural resources? Explain briefly:
C5. Growth, subsequent development, or related activities likely to be	e induced by the proposed action? Explain briefly:
C6. Long term, short term, cumulative, or other effects not identified in	n C1-C5? Explain briefly:
C7. Other impacts (including changes in use of either quantity or type	of energy)? Explain briefly:
. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL (ENVIRONMENTAL AREA (CEA)? Yes No If Yes, explain briefly:	CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICA
IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED Yes No If Yes, explain briefly:	TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
geographic scope; and (f) magnitude. If necessary, add attachme sufficient detail to show that all relevant adverse impacts have been yes, the determination of significance must evaluate the potential imp	nine whether it is substantial, large, important or otherwise significant. Ea oan or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (ents or reference supporting materials. Ensure that explanations conta- identified and adequately addressed. If question D of Part II was checked pact of the proposed action on the environmental characteristics of the
Check this box if you have identified one or more potentially large or EAF and/or prepare a positive declaration.	significant adverse impacts which MAY occur. Then proceed directly to the FU $$
Check this box if you have determined, based on the information and NOT result in any significant adverse environmental impacts AND p	analysis above and any supporting documentation, that the proposed action WIL rovide, on attachments as necessary, the reasons supporting this determinatio
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Tille of Responsible Officer
Signature of Responsible Officer in Lead Agency	Cincolar of D
= moor ar codd rigonoy	Signature of Preparer (If different from responsible officer)

Reset







GENERAL NOTES:

measurements. A survey was not performed. These plans are not intended to provide information necessary to obtain a Building Permit.



PLAN

SITE

PLANNING APPLICATION FOR: 3 WINTER STREET TROY, NY 12180

MINTER TROY, NY

 $\omega =$

PROJECT:

DATE: 1/6/15
DRAWN BY: EC
REVISIONS:

RICHTER

DAVID

CLIENT:

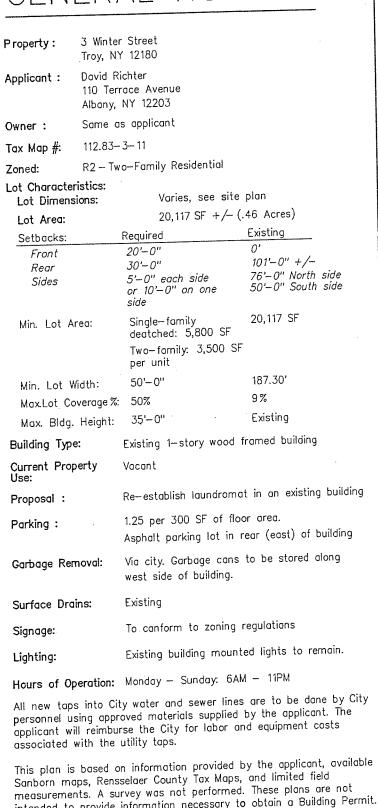
SCALE:

PROGRAM, PC 210 RIVER ST. TROY, NY 12180

(518) 274-3050

SHEET:

JOB: 154,019



TROY Site	e Plan Review Application City of Troy, New York	Zone District
Applicant Name	Phone Number (s)	ZBA Case #
Edward matthews	Phone No. () -	
36 Littlebear Road	Office No. (518) 274-4777 Pager No. () -	PC Case #
Troy NY 12182	Fax No. () -	PC2015-0065
Property Owner		PC Status
MATTHEWS EDWARD J JR		
Tarbilani to the Tronsions of Three 5.5th	8, A of the Zoning Ordinance, I (we) do hereby apply to the the following:	e Zoning Board of Appeals for
	Ward/Plate	Tax Map ID
363 FIFTH AVE	Ward/Plate 1605370	80.79-6-4
Project Description	1605370	
363 FIFTH AVE	1605370	
363 FIFTH AVE Project Description	1605370	
363 FIFTH AVE Project Description Applicant is proposing to a Fre Protection of	company (Sprinkler Systems)	80.79-6-4
363 FIFTH AVE Project Description Applicant is proposing to a Fre Protection of the Planning Commission Review Required	company (Sprinkler Systems) Current Use Printing and publishing	Proposed Use Heavy industrial and

THE TROY CITY PLANNING COMMISSION HEREBY DIRECTS STAFF TO PROVIDE ALL APPLICANTS WITH THE FOLLOWING STATEMENT:

"APPLICANTS SHOULD BE DULY ADVISED THAT ALL ELEMENTS REQUIRED FOR APPLICATION FOR SITE PLAN REVIEW MUST BE FULLY ADDRESSED. IN THE EVENT THAT THESE ELEMENTS ARE NOT ADDRESSED, THE COMMISSION RESERVES THE RIGHT TO TABLE THE APPLICATION UNTIL SUCH TIME THAT THE APPLICANT DOES ADDRESS THEM TO THE SATISFACTION OF THE COMMISSION."

I (we) understand that I (we) am responsible for the placement of notification signs per section 3.607 of the Zoning Ordinanace.

UNU

I (we) certify that the information contained in this application and on the Site Plan(s) submitted with this application is to the best of my (our) knowledge accurate and correct and that I (we) have read and understand the above resolution and the instructions provided by the Staff.

SIGNITURE OF APPLICANT:

Date Signed: 07/09/2015

*** RETURN THIS APPLICATION WITH FILING FEE AND 16 SITE PLAN COPIES ***

The City of Troy Application For Permit

	1	
363 Fifth	Avenue, Troy, N.Y.13	2182
	1 1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1	Phone: 274-477-7
	Address:	Phone:
12 thows, Arc.	Address: Same	Phone:
		pany
Construction Cost	Contractors Inform	mation
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	NA	
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oviding workers con applicable ordinand tatements made here APPLICANT'S SIC APPLICANT'S NA	npensation and disability benefits law ces of the City shall be complied with in are true and correct to the best of response	coverage, as required. I declare. Subject to
	Description Of Wood Current Use: Proposed Use: Construction Cost Construction Cost applicable ordinance attements made here APPLICANT'S NA	Address: 33 Fifth Are Tray by Address: 35 Fifth Are Tray by Address: 52me Description Of Work: Current Use: Previous Printing Com Proposed Use: Fire Protection Contractors Construction Cost Contractors Inform Construction Cost Contractors Inform on for issuance of a permit for work described above. I agoviding workers compensation and disability benefits law applicable ordinances of the City shall be complied with the attements made herein are true and correct to the best of a APPLICANT'S SIGNATURE APPLICANT'S NAME (PRINT) APPLICANT'S EMAIL JM 173485

buildingpermits/@troynv.gov (518) 687-1140

Original &

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

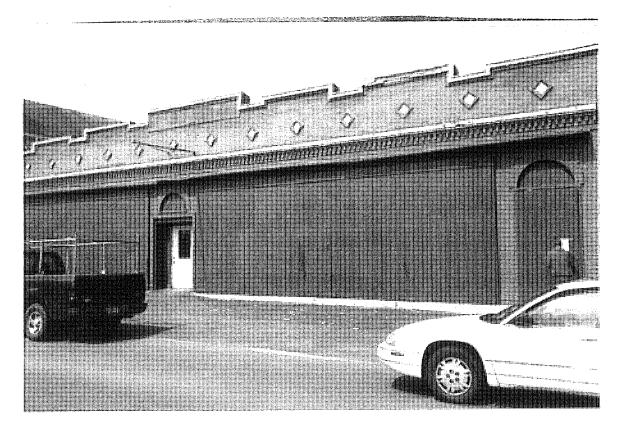
Part 1 - Project and Sponsor Information		
Troject and opensor information		
Name of Action or Project:		
Kaine of Action of Project:		
Project Location (describe, and attach a location map):		
Project Location (describe, and attach a location map):		
1 363 fifth Ale Tourni 11 122		
Brief Description of Proposed Action:		
existing building - Fire Proection Contractor		
existing building - I he procent Corriector		
Name of Applicant or Sponsor:		
1 receptione. 1 / G = G = 7	7	
Address: E-Mail: JNatt 73482	(a) 21	ol.m
363 fifth Ave. Tray, N.Y. 12182		
	Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance,	NO	YES
administrative rule, or regulation?		120
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		
2. Does the proposed estimate in the internal proceed to Part 2. If no, continue to question 2.	المحتو	-
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	NO	YES
the rest list agency (3) hame and permit of approvar:	(7)	
3.a. Total acreage of the site of the proposed action?		
b. Total acreage to be physically disturbed?		1
c. Total acreage (project site and any contiguous properties) owned		{
or controlled by the applicant or project sponsor?acres		ļ
4. Check all land uses that occur on, adjoining and near the proposed action.		
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial [☐ Commercial ☐ Residential (suburban)		1
——————————————————————————————————————		-
□Forest □Agriculture □ Aquatic □Other (specify): □Parkland		-
		1
		1

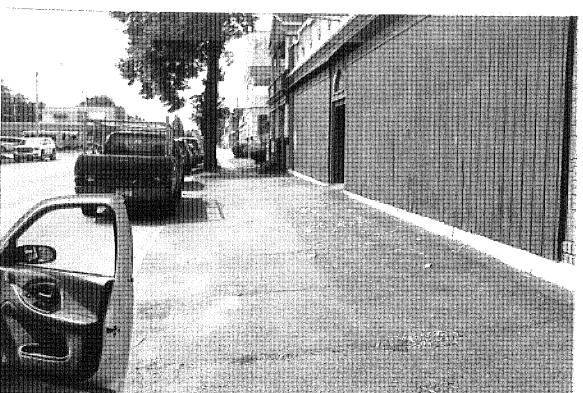
Page 1 of 3

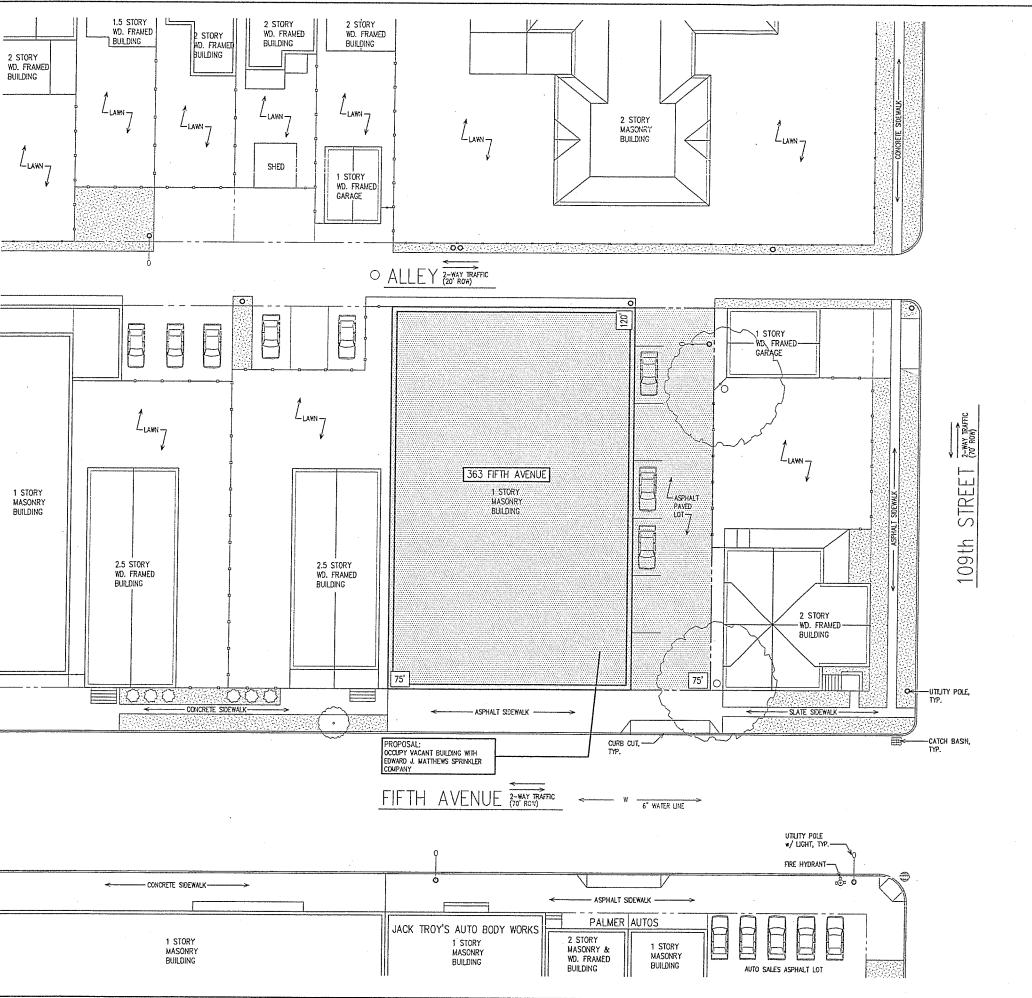
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?	#	X	<u> </u>
6. Is the proposed action consistent with the predominant character of the existing built or natural			
landscape?		NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Are	-a?	NO	YES
If Yes, identify:		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			
which the proposed action result in a substantial increase in traffic above present levels?	}	NO	YES
b. Are public transportation service(s) available at or near the site of the proposed action?	}		
			M
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action	on?	\boxtimes	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	-	NO	YES
			M
IO Will the proposed estimate the second estim			
10. Will the proposed action connect to an existing public/private water supply?	-	NO	YES
If No, describe method for providing potable water:		-1	<u>Na</u>
	_		X
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			<u> </u>
			M
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Traces:		∇	
b. Is the proposed action located in an archeological sensitive area?	H		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain	1	\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ 	YES
wethands of other waterbodies regulated by a federal, state or local agency?		X	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	Ī		司
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	_ -	-2 -1	
	_		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all the short in the project site.	hat an	dv:	
	iat app	ny.	
☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed	N	0 1	ES
by the State or Federal government as threatened or endangered?		ZI I	
6. Is the project site located in the 100 year flood plain?	א	OY	'ES
7. Will the proposed estimate the second section and the section and the sectio	_ 7	411	
7. Will the proposed action create storm water discharge, either from point or non-point sources? f Yes,	N	O Y	ES
a. Will storm water discharges flow to adjacent properties?	[>	⊴ [
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	-		
Yes, briefly describe: [runor and storm drains]?			
77	-		
	_	ĺ	- 1

Page 2 of 3

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain purpose and size:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes. describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:		
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE B KNOWLEDGE Applicant/sponsor name: Folio Italy / Althews Inc. Date:	EST 01	FMY







GENERAL NOTES:

Property:

363 Fifth Avenue

Troy, NY 12182

Applicant:

Edward J. Matthews Sprinkler Co.

363 Fifth Avenue Troy, NY 12182

Owner:

Same as applicant

Tax Map #:

80.79-6-4 (bldg.) & 80.79-6-3 (parking lot)

Zoned:

B-2, Community Commercial

Lot Characteristics:

Lot Dimensions (bldg.):

N-120', S-120', E-75', W-75'

Lot Dimensions (parking lot): N-120', S-120', E-25', W-25' Lot Area (bldg.):

9,000 SF +/- (.21 Acres)

Lot Area (parking lot):

3,000 SF + /- (.07 Acres)

Setbacks:	Required	Existing
Front	10'-0"	0'-0"
Rear	40'-0"	0'-0"
Sides	10'-0" total	0'-0"
Max. Lot Area:	20,000 SF	9,000 SF (bldg.
		3,000 SF (lot)
Min. Lot Width	40'-0"	75'0"

Max.Lot Coverage % 60% 100% (bldg.) Building Height: 40'-0" max Existing

Current Property Use:

Vacant

Proposal:

Building Type:

Occupy vacant building with Edward J.

Matthews Sprinkler Company. (Fire

Protection Contractor)

1 story masonry building

Parking:

Off-street parking - 1.25 per employee. 5 parking spaces shown on asphalt lot

north of building.

Garbage Removal:

Via city. Trash cans will be in back of

building on alley side.

Surface Drains:

Existing

To be stored on site Snow Removal:

Signage:

To conform to zoning regulations.

Lighting:

Existing building mounted

Hours of Operation: Monday - Friday: 7:00 AM to 3:30 PM

All new taps into City water and sewer lines are to be done by City personnel using approved materials supplied by the applicant. The applicant will reimburse the City for labor and equipment costs associated with the utility taps.

This plan is based on information provided by the applicant, available Sanborn maps, Rensselaer County Tax Maps, and limited field measurements. A survey was not performed. These plans are not intended to provide information necessary to obtain a Building Permit.





PLAN

SITE

AVENUE 12182

363 FIFTH TROY, NY I

PLANNING

| SCALE: |"=30'-0"

TROY ARCHITECTURAL PROGRAM, PC 210 RIVER ST. TROY, NY 12180

(518) 274-3050

SHEET:

153,039 JOB:

TROY	Site Plan Review Application City of Troy, New York	Zone District HWD
Applicant Name	Phone Number (s)	ZBA Case#
Vencino Bond Group LLC	Phone No. () -	
305 West Commercial Street	Office No. (417) 720-1577 Pager No. () -	PC Case #
Springfield MO 65803	Fax No. () -	PC2015-0066
Property Owner		PC Status
VECINO GROUP NEW YORK LLC		

Parsuant to the Provisions of Article 3.308, A of the Zoning Ordinance, I (we) do hereby apply to the Zoning Board of Appeals for the following:

Project Location	Ward/Plate	Tax Map ID
432-450 RIVER ST	0700050	101.38-1-1

Project Description

Applicant is proposing 75 resdidential units

Heavy industrial and manufacturing uses	Multi-family, medium rise, high density residences
	Filing Fee
	\$ 500.00
_	

RESOLUTION

THE TROY CITY PLANNING COMMISSION HEREBY DIRECTS STAFF TO PROVIDE ALL APPLICANTS WITH THE FOLLOWING STATEMENT:

"APPLICANTS SHOULD BE DULY ADVISED THAT ALL ELEMENTS REQUIRED FOR APPLICATION FOR SITE PLAN REVIEW MUST BE FULLY ADDRESSED. IN THE EVENT THAT THESE ELEMENTS ARE NOT ADDRESSED, THE COMMISSION RESERVES THE RIGHT TO TABLE THE APPLICATION UNTIL SUCH TIME THAT THE APPLICANT DOES ADDRESS THEM TO THE SATISFACTION OF THE COMMISSION."

I (we) understand that I (we) am responsible for the placement of notification signs per section 3.607 of the Zoning Ordinanace.

I (we) certify that the information contained in this application and on the Site Plan(s) submitted with this application is to the best of my (our) knowledge accurate and correct and that I (we) have read and understand the above resolution and the instructions provided by the Staff.

SIGNITURE OF APPLICANT:

See nend sheet for signature Date Signed: 07/09/2019

to original &

	•	
[1] [1] [1] [1] [1] [1] [1] [1] [1] [1]	n Review Application	Zone District
Applicant Name	Phone Number (s)	ZBA-Case#
Vecino Group NY LLC 305 W. Commercial Street Springfield, MO 65803	Phone No. 417-861-6212 Office No. 417-720-1577 Pager No. () - Fax No. () -	PC Case # 10 (10)
Property Owner	ata (partitiva) jalohtatika aliangka alikitok	PC Status
Pursuant to the Provisions of Article 3.308, A of	the Zoning Ordinance, I (we) do hereby apply to the following:	the Zoning Board of Appeals for
Project Location	Ward/Plate	Tax Map ID
444 River Street, Troy NY		101.38-1-1
Project Description		
		· · · · · · · · · · · · · · · · · ·

This project consists of 75 apartments 57 market rate units, 18 units affordable housing units. The units will be open floor plans with some flexible us cof-living space, full-kitchen, and exposed wood ceiling. Amenities will include laundry, fitness, community gathering space and some storage closets. Parking will be a mix of onsite and offsite. Approximatley 7.000 sf commercial lease space.

Yes.	Vacant.	Multi-family residential / commercial
Planning Commission Hearing Date		Filing Ree
July 21, 2015.		\$500.
PROTUTION		

RESOLUTION

THE TROY CITY PLANNING COMMISSION HEREBY DIRECTS STAFF TO PROVIDE ALL APPLICANTS WITH THE FOLLOWING STATEMENT:

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I (we) certify that the information contained in this application and on the Site Plan(s) submitted with this application is to the best of my (our) knowledge accurate and correct and that I (we) have read and understand the above resolution and the instructions provided by the Staff.

SIGNITURE OF APPLICANT:

7.6.201

Date Signed:

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information 444 River Lofts LLC.					
Name of Action or Project: The River Lofts @ 444.					
Project Location (describe, and attach a location map): 444 River Street, Troy, NY.					
Brief Description of Proposed Action: River Lofts @ 444 is a \$15M project that will create 75 loft s approximately 7,000 sf of commercial lease space. The approximately rate (57) and affordable (18) and will have modern incorporating some of the old wood beams and ceilings. The on-site fitness facility, gathering room, laundry, and addition	artmer n feel, ne ame	nts ill be a mix while enities include			
Name of Applicant or Sponsor:	Telep	hone: 417-861-6212	2		
Vecino Group New York LLC	E-Ma	il: Rick@VecinoGro	oup.c	om	
Address: 305 W Commercial Street	!				
City/PO: Springfield, MO 65803		State:	Zip	Code:	
Does the proposed action only involve the legislative adoption of a plan, leadministrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to	the env	ironmental resources t	f	NO X	YES
2. Does the proposed action require a permit, approval or funding from any If Yes, list agency(s) name and permit or approval:	other go	overnmental Agency?		NO	YES
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	TBD	acres acres acres			
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Common ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (☐ Parkland	ercial	•	an)		

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?		X	\mathbb{H}
		1	
6. Is the proposed action consistent with the predominant character of the existing built or natural		NO	YES
landscape?			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental A	ea?	NO	YES
If Yes, identify:			
		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
			X
b. Are public transportation service(s) available at or near the site of the proposed action?		片	
			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	ion?		X
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:		l ——	
		<u> </u>	X
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
10. Will the proposed action connect to an existing phonosprivate water supply?		NO	ILS
If No, describe method for providing potable water:			X
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
11. Will the proposed action connect to existing wastewater utilities:		110	1153
If No, describe method for providing wastewater treatment:			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places?			X
b. Is the proposed action located in an archeological sensitive area?			
		X	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain	1	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?		X	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		X	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		12	Ш.
			75843
		3.,	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check a	II that a	ipply:	
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-succession	onal		
☐ Wetland			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	YES
by the State or Federal government as threatened or endangered?	j	X	П
16 T-41			WEC
16. Is the project site located in the 100 year flood plain?		NO	YES
18 30211 d		1,1	X
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	}	NO	YES
a. Will storm water discharges flow to adjacent properties?]	X	
]		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains	;)?		
If Yes, briefly describe:		. 4	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	NO X	YES	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES	
If Yes, describe:	X		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO X	YES	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE KNOWLEDGE Rick Manzardo, Member of 7/6/15			
Applicant/sponsor pame: Rick Manzardo, Member of 7/6/15 Applicant/sponsor pame: Vecino Group New York LLC Date: Signature: X Vecino Group New York LLC Date:			

Location Map Short Environmental Assessment Form







O L D O



